

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Black Diamond/Maple Valley / 57

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 2073

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$88,900	\$206,300	\$295,200	\$315,300	93.6%	10.61%
<b>2006 Value</b>	\$93,800	\$218,000	\$311,800	\$315,300	98.9%	10.39%
<b>Change</b>	+\$4,900	+\$11,700	+\$16,600		+5.3%	-0.22%
<b>% Change</b>	+5.5%	+5.7%	+5.6%		+5.7%	-2.07%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -2.07% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$107,400	\$196,700	\$304,100
<b>2006 Value</b>	\$115,700	\$211,100	\$326,800
<b>Percent Change</b>	+7.7%	+7.3%	+7.5%

Number of one to three unit residences in the Population: 5893

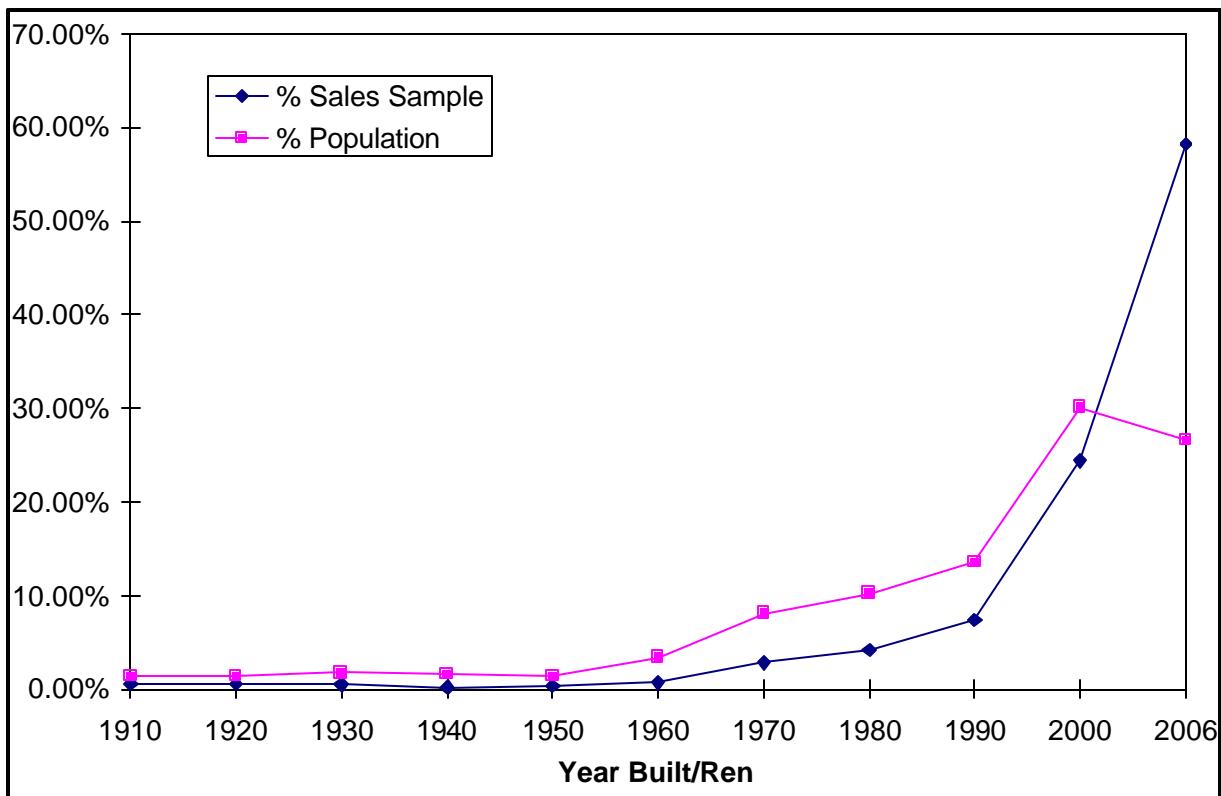
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in the plats of Cherryvale Lane (156050), Elk Run Div. 6 & 7 (231005 & 231006), Glacier Crest Div. I & II (278090 & 278091), and Shanlemar Meadows (771400) had a higher assessment ratio (assessed value/sale price) than others in the population; therefore, Cherryvale Lane had a downward adjustment and the others will receive less of an upward adjustment than other properties in the area. Homes with a Grade <=5 which were not on waterfront or on acreage of 3 or more acres, all homes on waterfront, and all homes with >=3 acres and not on waterfront, had a lower assessment ratio than other properties in the population; therefore, will have a higher upward adjustment. The formula adjusts for these differences, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	11	0.53%
1920	12	0.58%
1930	10	0.48%
1940	4	0.19%
1950	7	0.34%
1960	15	0.72%
1970	59	2.85%
1980	88	4.25%
1990	153	7.38%
2000	506	24.41%
2006	1208	58.27%
	2073	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	86	1.46%
1920	81	1.37%
1930	106	1.80%
1940	99	1.68%
1950	86	1.46%
1960	201	3.41%
1970	480	8.15%
1980	606	10.28%
1990	801	13.59%
2000	1776	30.14%
2006	1571	26.66%
	5893	

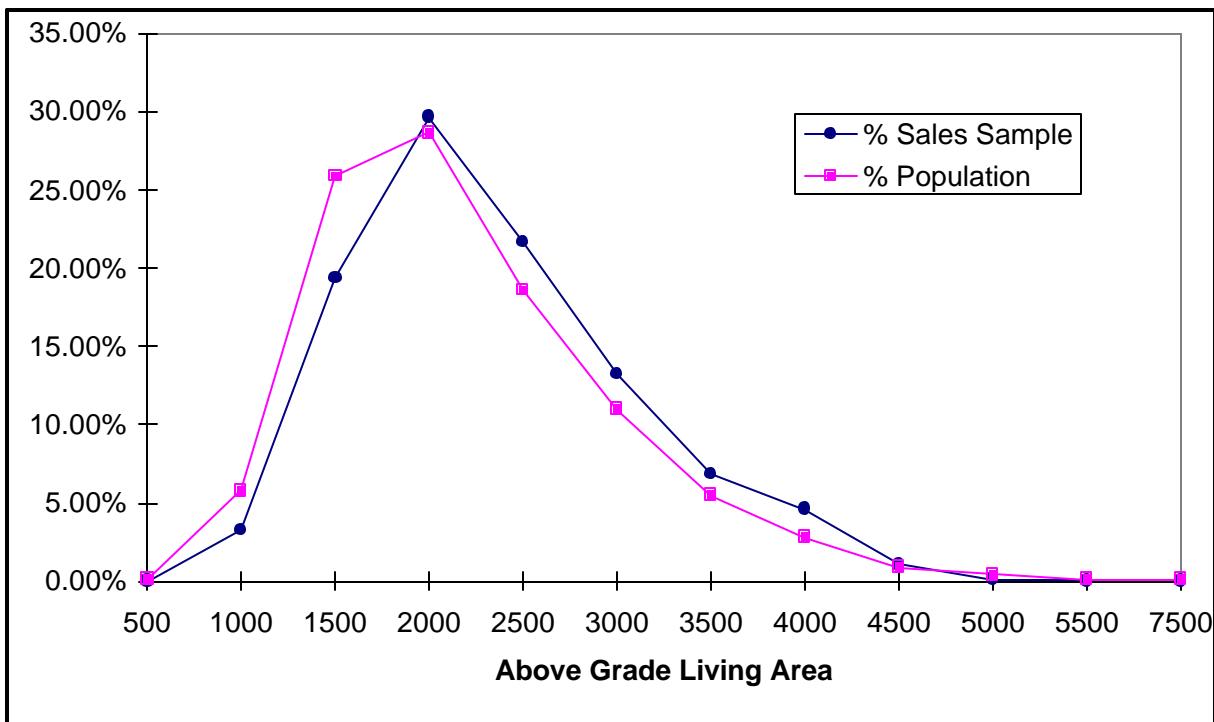


Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	68	3.28%
1500	402	19.39%
2000	614	29.62%
2500	450	21.71%
3000	274	13.22%
3500	142	6.85%
4000	96	4.63%
4500	22	1.06%
5000	3	0.14%
5500	1	0.05%
7500	1	0.05%
2073		

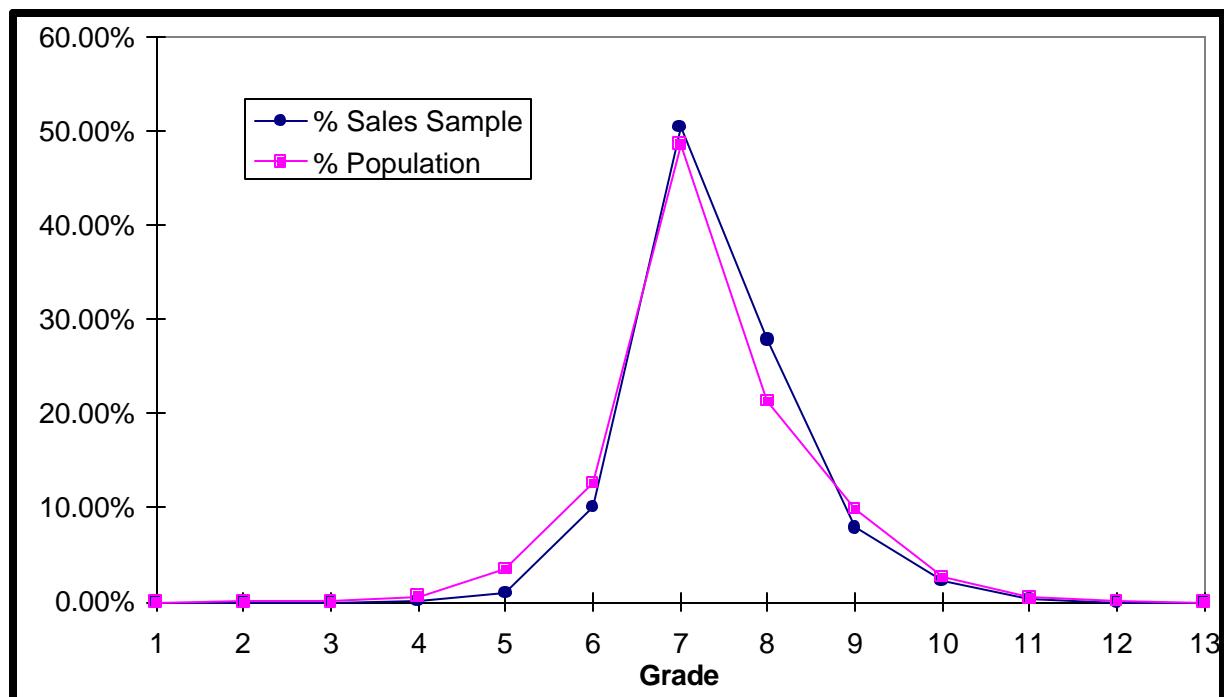
<b>Population</b>		
AGLA	Frequency	% Population
500	9	0.15%
1000	341	5.79%
1500	1527	25.91%
2000	1687	28.63%
2500	1095	18.58%
3000	647	10.98%
3500	324	5.50%
4000	167	2.83%
4500	54	0.92%
5000	25	0.42%
5500	9	0.15%
7500	8	0.14%
5893		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

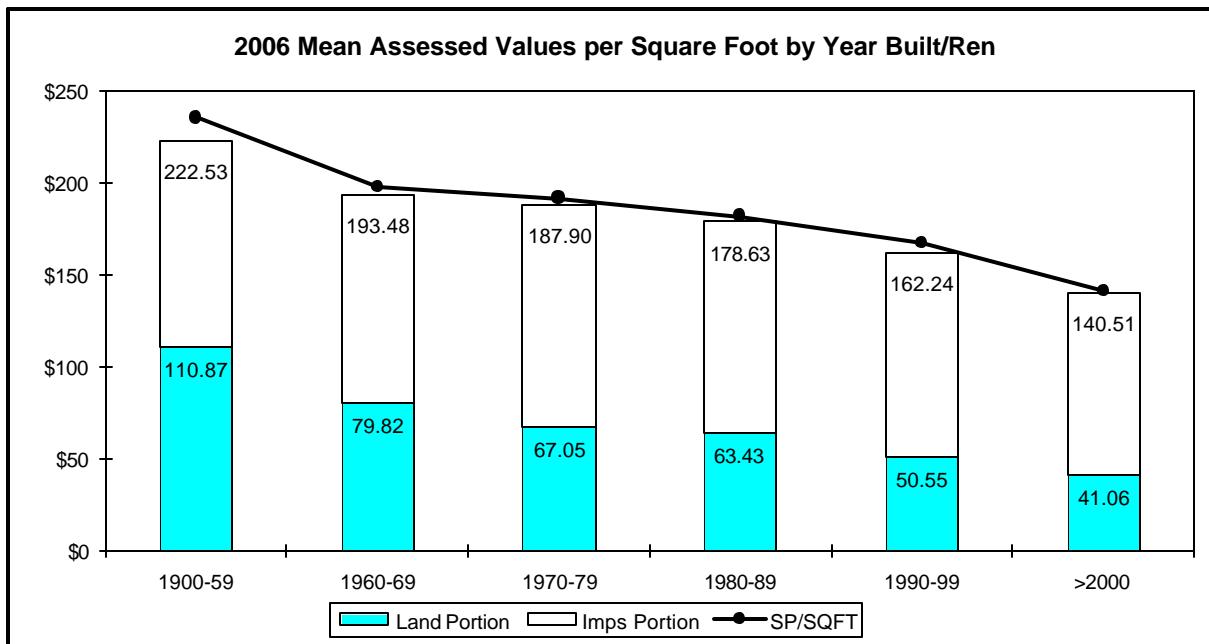
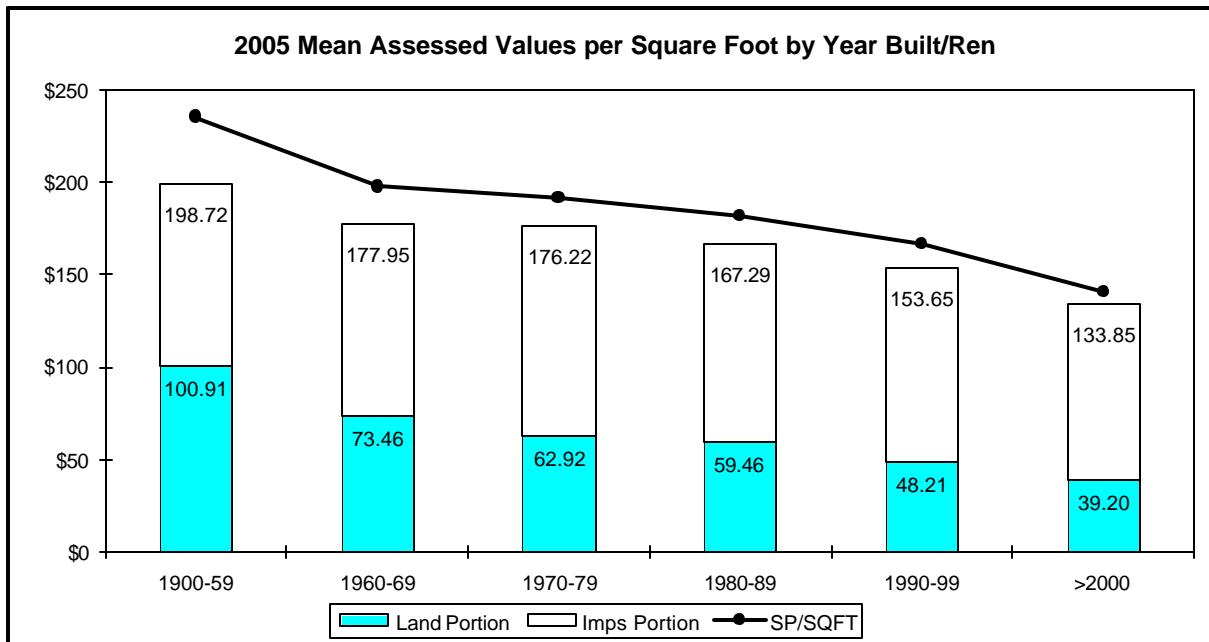
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	2	0.03%
4	3	0.14%	4	37	0.63%
5	20	0.96%	5	209	3.55%
6	209	10.08%	6	748	12.69%
7	1046	50.46%	7	2866	48.63%
8	578	27.88%	8	1259	21.36%
9	164	7.91%	9	582	9.88%
10	46	2.22%	10	156	2.65%
11	7	0.34%	11	28	0.48%
12	0	0.00%	12	5	0.08%
13	0	0.00%	13	0	0.00%
2073			5893		



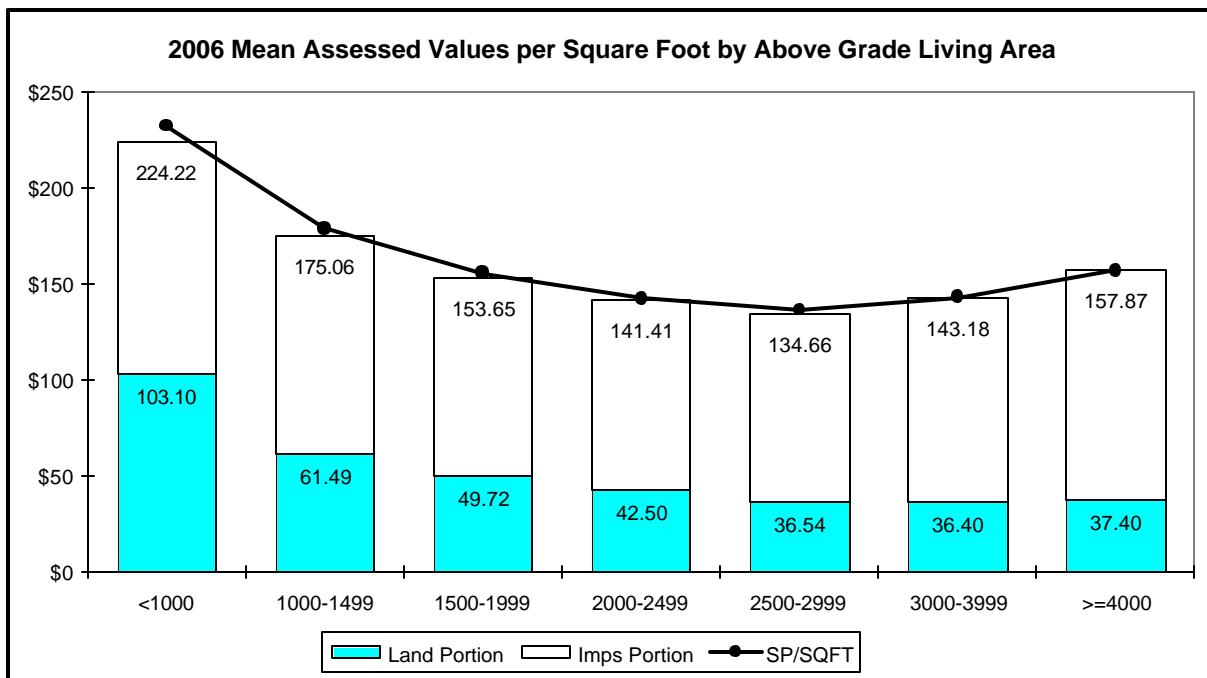
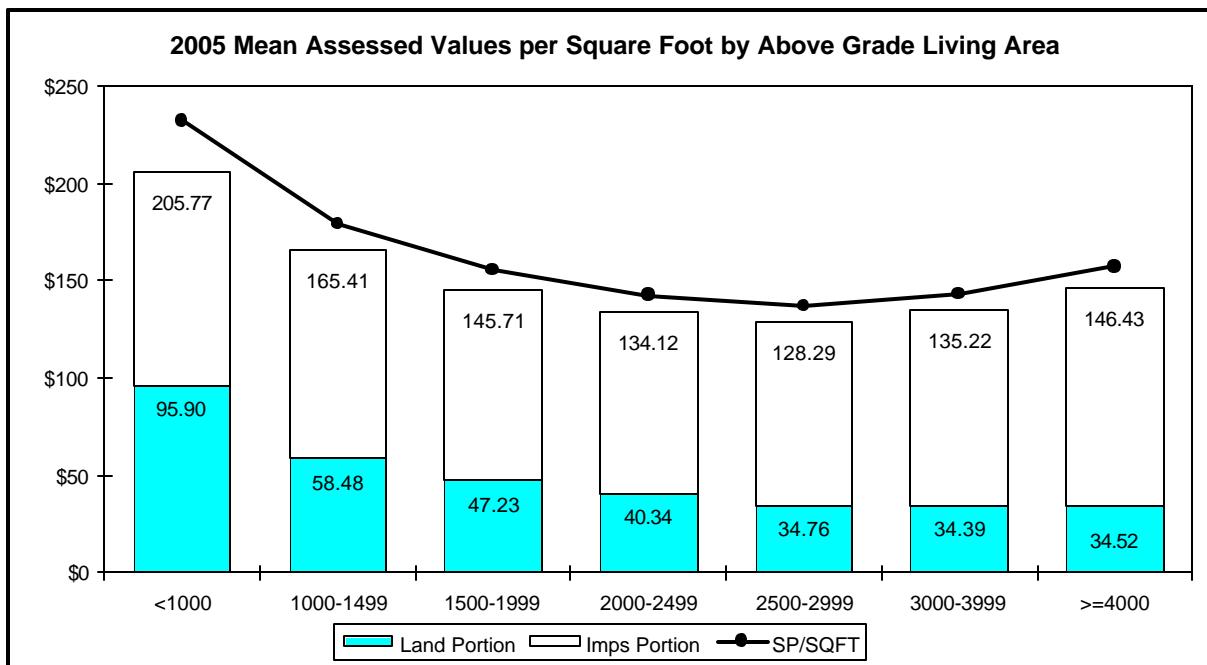
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated***



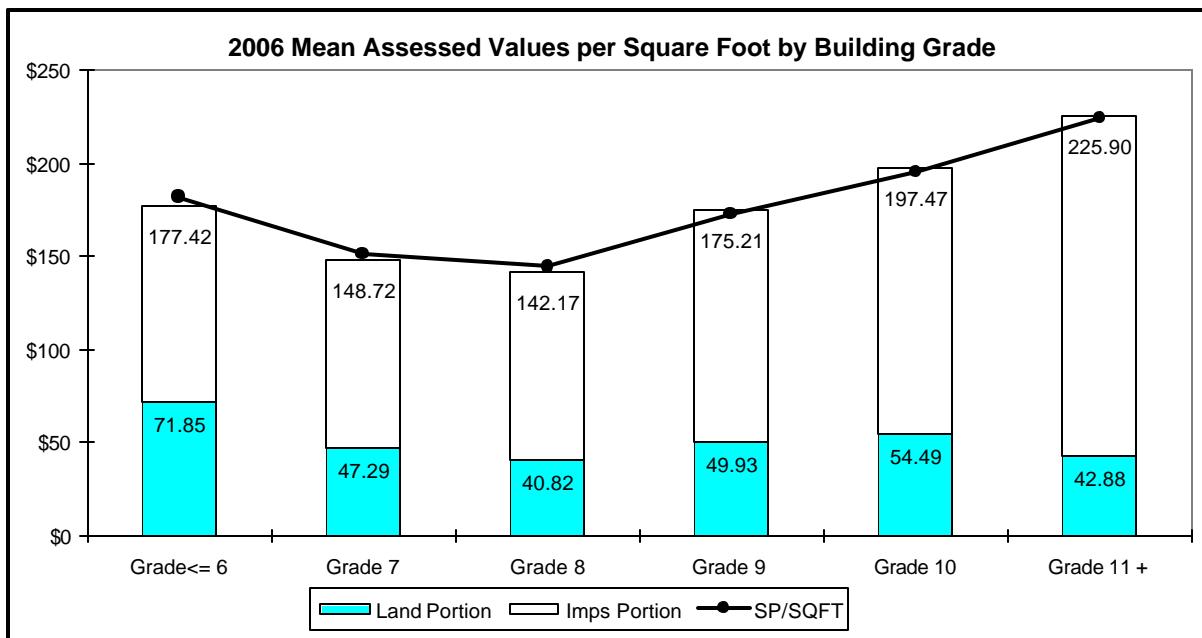
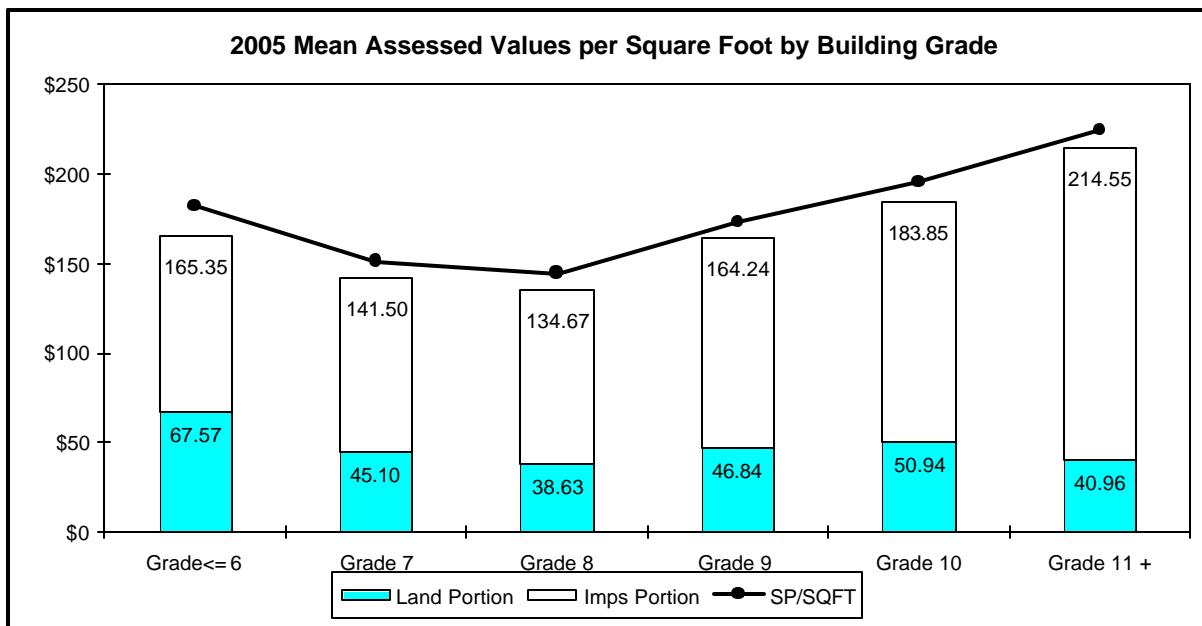
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

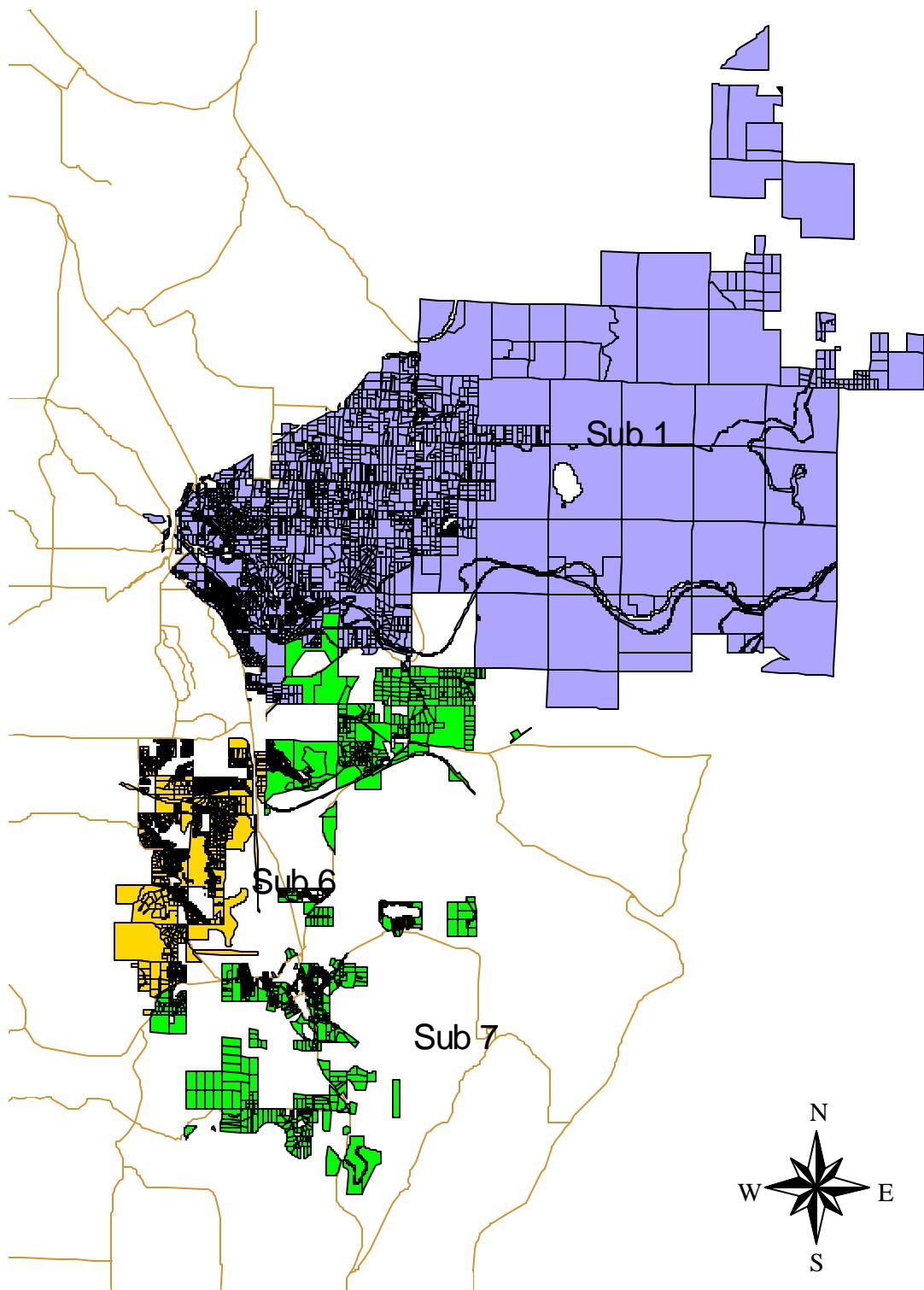
***Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

*Area Map*

**AREA 57**



## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 63 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.7% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

Parcels under 3 Acres and not on waterfront:

2006 Land Value = 2005 Land Value x 1.05, with the result rounded down to the next \$1,000.

Waterfront and Acreage parcels of 3 acres and more:

2006 Land Value = 2005 Land Value x 1.15, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 2073 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in the plats of Cherryvale Lane (156050), Elk Run Div. 6 & 7 (231005 & 231006), Glacier Crest Div. I & II (278090 & 278091), and Shanlemar Meadows (771400) had a higher assessment ratio (assessed value/sale price) than others in the population; therefore, Cherryvale Lane had a downward adjustment and the others will receive less of an upward adjustment than other properties in the area. Homes with a Grade <=5 which were not on waterfront or on acreage of 3 or more acres, all homes on waterfront, and all homes with >=3 acres and not on waterfront, had a lower assessment ratio than other properties in the population; therefore, will have a higher upward adjustment. The formula adjusts for these differences, thus improving equalization.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9490588 + .0664058 * \text{Plat156050} + .0452875 * \text{Plat231005_06} + 4.271276E-02 * \text{Plat771400} + 4.997274E-02 * \text{Plat278090_91} - 6.385527E-02 * \text{BigLot_No_Wft} - 9.423015E-02 * \text{LowGr_NoWftNoAcr} - 9.634794E-02 * \text{IsWft}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principle improvement.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value.  $2006 \text{ Land Value} + (\text{Previous Improvement Value} * 1.057)$ .
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. ( $\text{Previous Land value} * 1.00$  Or  $\text{Previous Improvement value} * 1.00$ )
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. ( $2006 \text{ total value} = 2005 \text{ total value}$ )

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + (\text{Previous Improvement Value} * 1.057), \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 57 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

5.37%

<b>Major 156050</b>	<b>Yes</b>
<b>Cherryvale Lane</b>	
% Adjustment	-6.89%
<b>Major 231005-06</b>	<b>Yes</b>
<b>Elk Run Div 6&amp;7</b>	
% Adjustment	-4.80%
<b>Major 278090-91</b>	
<b>Glacier Crest</b>	<b>Yes</b>
<b>Div I&amp;II</b>	
% Adjustment	-5.27%
<b>Major 771400</b>	
<b>Shanlemar</b>	<b>Yes</b>
<b>Meadows</b>	
% Adjustment	-4.54%
<b>Grade&lt;=5 Not</b>	
<b>&gt;=3Acres or Wft</b>	
% Adjustment	11.61%
<b>&gt;=3Acres and</b>	
<b>Not Wft</b>	<b>Yes</b>
% Adjustment	7.60%
<b>Is Wft</b>	<b>Yes</b>
% Adjustment	11.91%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a waterfront parcel would *approximately* receive a 17.28% upward adjustment (5.37% + 11.91%). An improved acreage parcel of 3 or more acres and not on waterfront would approximately receive a 12.97% upward adjustment (5.37% + 7.60%). A parcel in Major 771400 (Shanlemar Meadows) would approximately receive a .83% upward adjustment (5.37 - 4.54%).

Generally older, lower grade parcels, acreage parcels and waterfront parcels were at a lower assessment level than the average. This model corrects for these strata differences.

77.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

### Area 57 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
156050	Cherryvale Lane	16	17	94%	NE-34-22-6	6	7	2002	SE 279th St and 240th Ave SE
231005 and 213006	Elk Run Div 6 & 7	34	42	80.9%	NE-33-22-6	6	7	2003	SE 281rd St and 216th Ave SE; SE 277th Pl and 225 <sup>th</sup> SE
278090 and 278091	Glacier Crest Div I & II	38	38	100%	NE-34-22-6	6	7	2003-2004	SE 276th St. and 239 <sup>th</sup> Pl SE
771400	Shanlemar Meadows	37 one double sale	36	100	NE-34-22-6	6	8	2003-2005	SE 274 <sup>th</sup> St. and 237 <sup>th</sup> Ave. SE

## Area 57 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=5	23	0.803	0.934	16.3%	0.876	0.992
6	209	0.929	0.985	6.0%	0.971	0.999
7	1046	0.939	0.986	5.0%	0.980	0.992
8	578	0.931	0.981	5.4%	0.972	0.990
9	164	0.951	1.014	6.7%	0.999	1.029
10	46	0.938	1.007	7.4%	0.973	1.042
11	7	0.957	1.008	5.3%	0.935	1.081
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<1960	55	0.845	0.943	11.5%	0.908	0.978
1960-1969	59	0.905	0.984	8.8%	0.945	1.022
1970-1979	84	0.917	0.981	7.0%	0.951	1.011
1980-1989	98	0.923	0.986	6.8%	0.959	1.012
1990-1999	537	0.919	0.972	5.7%	0.963	0.981
>2000	1240	0.950	0.998	5.1%	0.993	1.004
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	1884	0.941	0.991	5.4%	0.987	0.996
Good	158	0.885	0.953	7.7%	0.932	0.974
Very Good	31	0.916	1.016	10.9%	0.970	1.062
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	411	0.909	0.973	7.0%	0.961	0.984
1.5	42	0.880	0.958	9.0%	0.913	1.004
>=2	1620	0.944	0.993	5.2%	0.988	0.998
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<1000	66	0.891	0.968	8.7%	0.942	0.994
1000-1499	394	0.926	0.979	5.8%	0.969	0.990
1500-1999	606	0.936	0.987	5.4%	0.978	0.995
2000-2499	465	0.941	0.992	5.4%	0.982	1.002
2500-2999	275	0.938	0.985	5.0%	0.973	0.997
3000-3999	240	0.944	0.999	5.9%	0.988	1.011
>=4000	27	0.932	1.004	7.8%	0.960	1.049

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It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1978	0.941	0.990	5.3%	0.985	0.994
Y	95	0.879	0.976	11.0%	0.949	1.003
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2032	0.939	0.989	5.3%	0.985	0.994
Y	41	0.838	0.982	17.2%	0.937	1.026
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	611	0.923	0.979	6.1%	0.970	0.989
6	927	0.946	0.992	5.0%	0.986	0.998
7	535	0.937	0.994	6.1%	0.985	1.003
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<5000	467	0.951	0.993	4.4%	0.985	1.000
5000-7999	874	0.946	0.992	4.9%	0.985	0.998
8000-14999	313	0.916	0.971	6.0%	0.960	0.983
15000-19999	43	0.880	0.967	9.9%	0.919	1.016
20000-29999	56	0.934	0.994	6.4%	0.960	1.028
30000-43559	104	0.942	0.995	5.6%	0.971	1.019
1AC-4.99AC	190	0.929	0.994	7.1%	0.976	1.013
>=5AC	26	0.866	0.978	12.9%	0.928	1.027
<=Grade5 and Not >=3Acres or Wft	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2057	0.937	0.989	5.6%	0.985	0.994
Y	16	0.842	0.983	16.7%	0.912	1.054
>=3 Acres and Not on Wft	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2013	0.939	0.989	5.3%	0.984	0.993
Y	60	0.881	0.994	12.9%	0.958	1.030

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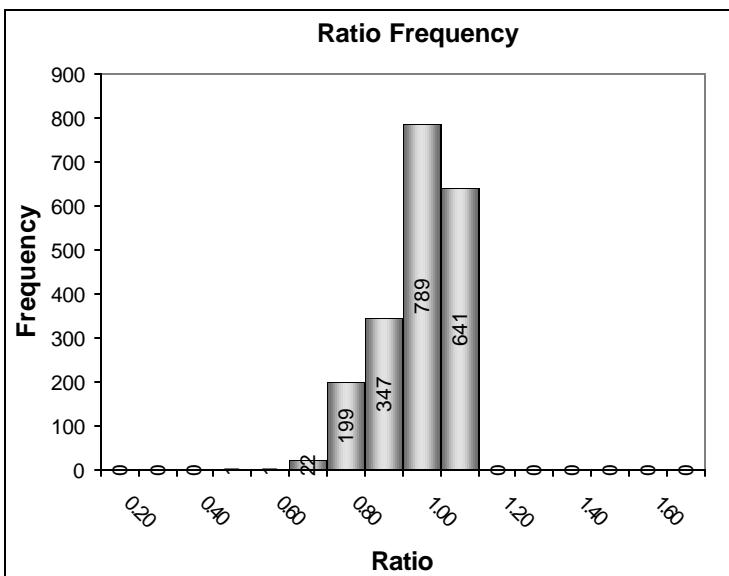
It is difficult to draw valid conclusions when the sales count is low.

Major 156050 Cherryvale Lane	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0	2057	0.936	0.989	5.7%	0.984	0.993
1	16	1.014	0.995	-1.9%	0.971	1.019
Major 231005-06 Elk Run Div 6&7	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2039	0.936	0.989	5.7%	0.984	0.993
Y	34	0.992	0.996	0.4%	0.983	1.010
Major 278090-91 Glacier Crest Div. I & II	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2035	0.935	0.989	5.7%	0.984	0.993
Y	38	0.994	0.994	0.0%	0.974	1.014
Major 771400 Shanlemar Meadows	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	2036	0.935	0.989	5.7%	0.984	0.993
Y	37	0.990	0.996	0.7%	0.982	1.011

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 4/18/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>57 - Black Diamond</b>	<b>Appr ID:</b> <b>JMET</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	2073		
<b>Mean Assessed Value</b>	295,200		
<b>Mean Sales Price</b>	315,300		
<b>Standard Deviation AV</b>	110,554		
<b>Standard Deviation SP</b>	124,580		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.948		
<b>Median Ratio</b>	0.969		
<b>Weighted Mean Ratio</b>	0.936		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.491		
<b>Highest ratio:</b>	1.255		
<b>Coefficient of Dispersion</b>	8.08%		
<b>Standard Deviation</b>	0.100		
<b>Coefficient of Variation</b>	10.61%		
<b>Price Related Differential (PRD)</b>	1.012		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.963		
<i>Upper limit</i>	0.973		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.943		
<i>Upper limit</i>	0.952		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5893		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.100		
<b>Recommended minimum:</b>	16		
<b>Actual sample size:</b>	2073		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	860		
# ratios above mean:	1213		
<i>Z:</i>	7.753		
<b>Conclusion:</b>	<b>Non-normal</b>		



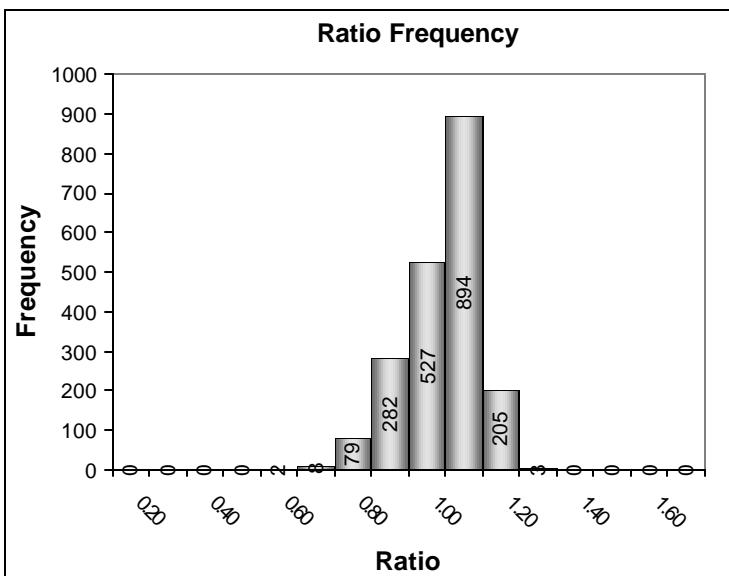
### COMMENTS:

1 to 3 Unit Residences throughout area 57

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 4/18/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>57 - Black Diamond</b>	<b>Appr ID:</b> <b>JMET</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	2073		
<b>Mean Assessed Value</b>	311,800		
<b>Mean Sales Price</b>	315,300		
<b>Standard Deviation AV</b>	120,680		
<b>Standard Deviation SP</b>	124,580		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.016		
<b>Weighted Mean Ratio</b>	0.989		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.516		
<b>Highest ratio:</b>	1.348		
<b>Coefficient of Dispersion</b>	7.92%		
<b>Standard Deviation</b>	0.104		
<b>Coefficient of Variation</b>	10.39%		
<b>Price Related Differential (PRD)</b>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	1.011		
<i>Upper limit</i>	1.019		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.003		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5893		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.104		
<b>Recommended minimum:</b>	17		
<b>Actual sample size:</b>	2073		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	879		
# ratios above mean:	1194		
<i>Z:</i>	6.918		
<b>Conclusion:</b>	<b>Non-normal</b>		



### COMMENTS:

1 to 3 Unit Residences throughout area 57

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	208520	0775	6/6/03	\$180,000	770	0	5	1927	5	8960	Y	Y	23321 DORRE DON WY SE
001	022206	9087	12/7/05	\$265,000	1100	0	5	1900	4	76230	N	N	20642 258TH AV SE
001	102206	9017	4/14/05	\$325,000	1180	0	5	1960	5	368953	N	N	22922 SE 216TH WY
001	072207	9058	2/10/05	\$363,900	1510	0	5	1929	4	194277	N	N	28416 SE 224TH ST
001	092206	9079	10/18/04	\$170,000	770	0	6	1960	3	10066	N	N	22519 SE BAIN RD
001	012206	9016	1/17/05	\$265,000	790	0	6	1933	3	217800	Y	N	27045 SE 200TH ST
001	062207	9012	1/27/03	\$368,000	810	0	6	1904	5	217800	N	N	20612 276TH AV SE
001	232206	9035	1/26/05	\$275,000	930	0	6	2004	3	13275	Y	Y	24527 250TH AV SE
001	072207	9089	8/28/03	\$234,900	970	650	6	1927	4	64468	N	N	21016 276TH AV SE
001	142206	9090	1/10/05	\$390,000	990	0	6	1986	4	217799	N	Y	24521 SE 238TH ST
001	858850	0150	6/29/05	\$216,000	990	0	6	1976	4	14413	N	N	25141 238TH AV SE
001	362306	9019	7/27/04	\$235,000	990	0	6	1920	4	49222	N	N	19001 276TH AV SE
001	232206	9054	2/24/04	\$189,760	1000	0	6	1966	5	9600	Y	Y	24107 250TH AV SE
001	858850	0340	10/11/05	\$216,000	1010	0	6	1977	4	16337	N	N	24929 237TH AV SE
001	092206	9080	5/18/05	\$174,950	1040	0	6	1997	3	7200	N	N	22515 SE BAIN RD
001	152206	9009	10/5/04	\$231,500	1040	0	6	1963	3	85377	N	N	22910 SE 229TH ST
001	208520	1035	12/28/04	\$280,000	1050	450	6	1963	4	20213	N	N	22534 DORRE DON WY SE
001	122206	9031	6/8/05	\$296,500	1060	0	6	1918	5	113256	Y	N	27442 SE 216TH ST
001	858850	0120	2/10/04	\$174,050	1080	0	6	1969	3	13500	N	N	25105 238TH AV SE
001	858850	0330	10/24/04	\$204,000	1150	0	6	1969	4	15390	N	N	24925 237TH AV SE
001	362307	9033	11/11/05	\$285,000	1170	0	6	1996	3	109771	N	N	36824 SE 191ST ST
001	182207	9033	12/7/04	\$229,900	1170	0	6	1995	3	39437	N	N	28007 SE 224TH ST
001	208520	0225	5/8/03	\$197,500	1180	0	6	1966	4	19530	N	N	22717 UPPER DORRE DON WY SE
001	803400	0160	4/23/03	\$265,000	1190	960	6	1972	5	27763	N	N	25339 SE 208TH ST
001	072207	9033	10/14/03	\$214,000	1200	360	6	1992	3	40774	N	N	28608 SE 224TH ST
001	208520	0290	7/14/03	\$210,000	1250	0	6	1971	3	29574	N	Y	22901 UPPER DORRE DON WY SE
001	858850	0110	3/20/03	\$172,000	1300	0	6	1976	4	13500	N	N	25025 238TH AV SE
001	858850	0370	8/28/03	\$190,000	1350	0	6	1969	4	15378	N	N	23702 SE 250TH ST
001	858850	0040	5/20/03	\$189,000	1350	0	6	1969	4	13962	N	N	25119 237TH CT SE
001	072207	9106	2/26/04	\$200,000	1400	0	6	1982	4	41800	N	N	21215 290TH AV SE
001	146540	0040	7/15/05	\$416,950	1450	0	6	1955	4	262666	N	N	25000 SE 235TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	142206	9063	5/9/05	\$364,650	1460	0	6	1948	5	205167	N	N	25021 SE 224TH ST
001	112206	9198	3/11/05	\$290,500	1540	0	6	1990	3	182183	N	N	21801 260TH AV SE
001	362306	9018	5/23/03	\$229,000	1810	0	6	1983	3	40014	N	N	18903 276TH AV SE
001	062207	9036	5/12/03	\$292,000	1950	0	6	1970	3	110206	N	N	20442 276TH AV SE
001	112206	9032	11/9/05	\$310,000	2030	0	6	1943	5	31000	N	N	25446 SE 216TH ST
001	112206	9032	2/18/03	\$227,500	2030	0	6	1943	5	31000	N	N	25446 SE 216TH ST
001	112206	9055	9/23/05	\$458,900	1030	500	7	1963	3	212137	N	N	21424 244TH AV SE
001	232206	9086	12/24/04	\$240,000	1070	0	7	1953	4	15596	Y	Y	24355 252ND AV SE
001	439600	0050	8/15/05	\$275,500	1080	500	7	1968	3	18000	N	N	28405 SE 224TH ST
001	439600	0290	4/14/05	\$263,995	1080	680	7	1968	4	16304	N	N	28640 SE 226TH ST
001	511330	0110	7/9/03	\$253,950	1150	900	7	1969	4	10062	N	N	23058 SE 218TH ST
001	132206	9022	7/15/05	\$400,000	1190	580	7	1997	3	391365	N	N	23201 276TH AV SE
001	511330	0090	9/17/04	\$296,000	1200	1100	7	1968	4	13269	N	N	23046 SE 218TH ST
001	012206	9108	9/15/03	\$210,000	1220	0	7	1971	4	54450	N	N	20707 276TH AV SE
001	070570	0970	12/14/04	\$233,700	1230	0	7	1994	3	9717	N	N	24501 234TH WY SE
001	070570	0920	6/15/04	\$220,950	1230	0	7	1993	3	6767	N	N	23415 SE 245TH ST
001	885696	0080	9/12/05	\$270,000	1260	0	7	1994	3	7654	N	N	23417 SE 239TH CT
001	885696	0670	5/24/05	\$260,000	1260	0	7	1994	3	8865	N	N	23315 SE 239TH ST
001	885695	0030	4/22/05	\$245,000	1260	0	7	1994	3	7079	N	N	24308 234TH WY SE
001	885695	0090	3/1/05	\$239,950	1260	0	7	1994	3	8840	N	N	24212 234TH WY SE
001	885695	0500	2/6/04	\$215,500	1260	0	7	1994	3	9120	N	N	23361 SE 243RD PL
001	885695	0010	1/2/04	\$210,570	1260	0	7	1994	3	10201	N	N	24322 234TH WY SE
001	885696	0640	4/28/03	\$210,000	1260	0	7	1995	3	8204	N	N	23924 233RD WY SE
001	885696	0610	2/11/03	\$205,000	1260	0	7	1995	3	11688	N	N	23940 233RD WY SE
001	885695	0310	11/21/03	\$203,500	1260	0	7	1994	3	6908	N	N	23215 SE 242ND ST
001	885696	0180	11/7/03	\$219,950	1270	0	7	1995	3	7867	N	N	23220 SE 239TH ST
001	208520	0405	4/13/04	\$270,000	1290	0	7	1964	5	20720	Y	Y	22515 DORRE DON WY SE
001	885695	0330	2/21/03	\$204,950	1290	0	7	1994	3	7026	N	N	23227 SE 242ND ST
001	112206	9024	7/26/05	\$419,000	1300	0	7	1966	4	207781	N	N	24850 SE 216TH ST
001	070571	0890	5/18/05	\$264,350	1310	0	7	1995	3	7908	N	N	23382 SE 246TH PL
001	070571	0170	6/15/05	\$267,500	1310	0	7	1995	3	7314	N	N	23412 SE 247TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	070571	0740	6/20/05	\$267,500	1310	0	7	1995	3	7193	N	N	23393 SE 248TH ST
001	070571	0280	4/12/05	\$255,000	1310	0	7	1995	3	8162	N	N	24706 234TH WY SE
001	070570	0100	9/30/04	\$232,000	1310	0	7	1996	3	7566	N	N	24460 234TH WY SE
001	439600	0520	4/14/04	\$165,000	1310	0	7	1964	3	15089	N	N	28501 SE 228TH ST
001	070571	0010	4/15/05	\$251,000	1320	0	7	1996	3	7073	N	N	23402 SE 246TH PL
001	162206	9053	11/2/05	\$257,000	1320	0	7	1981	3	56398	N	N	22540 SE 230TH PL
001	070571	0010	10/27/03	\$217,000	1320	0	7	1996	3	7073	N	N	23402 SE 246TH PL
001	070571	0560	2/4/05	\$255,000	1340	0	7	1996	3	10217	N	N	23833 SE 248TH ST
001	070571	0470	3/19/04	\$222,000	1340	0	7	1996	3	6866	N	N	24724 237TH PL SE
001	070571	0610	10/28/03	\$217,000	1340	0	7	1996	3	7038	N	N	23739 SE 248TH ST
001	070570	0190	1/27/04	\$210,000	1340	0	7	1997	3	7414	N	N	24440 235TH CT SE
001	940715	0370	12/13/04	\$229,500	1420	0	7	1996	3	6250	N	N	24033 SE 261ST PL
001	439600	0170	7/22/04	\$235,000	1420	0	7	1968	5	17100	N	N	28515 SE 226TH ST
001	667900	0320	3/8/04	\$224,900	1430	0	7	2002	3	4251	N	N	23524 SE 243RD PL
001	885696	0680	8/12/05	\$279,000	1440	0	7	1994	3	7789	N	N	23913 234TH PL SE
001	885696	0270	9/8/04	\$263,000	1440	0	7	1995	3	8555	N	N	23909 232ND PL SE
001	885696	0730	6/8/04	\$253,500	1440	0	7	1994	3	12424	N	N	23947 234TH PL SE
001	885696	0010	7/16/04	\$246,500	1440	0	7	1994	3	8091	N	N	23954 234TH PL SE
001	885696	0310	10/12/04	\$245,000	1440	0	7	1995	3	9707	N	N	23933 232ND PL SE
001	885696	0250	3/16/04	\$244,950	1440	0	7	1995	3	11220	N	N	23855 232ND CT SE
001	885696	0010	3/17/03	\$225,000	1440	0	7	1994	3	8091	N	N	23954 234TH PL SE
001	885696	0340	4/24/03	\$225,000	1440	0	7	1995	3	7700	N	N	24105 232ND PL SE
001	885695	0450	9/8/03	\$220,000	1440	0	7	1994	3	6753	N	N	23341 SE 243RD PL
001	142206	9085	4/24/04	\$240,500	1440	340	7	1980	3	53143	N	N	22718 251ST AV SE
001	940715	0270	4/7/04	\$235,500	1444	0	7	1995	3	7936	N	N	24223 SE 261ST PL
001	940715	0100	10/25/05	\$279,000	1460	0	7	1995	3	6377	N	N	24114 SE 261ST PL
001	940715	0190	5/25/05	\$257,900	1460	0	7	1996	3	7980	N	N	24230 SE 261ST PL
001	940715	0280	10/26/04	\$257,000	1460	0	7	1996	3	7936	N	N	24217 SE 261ST PL
001	940715	0400	1/25/05	\$239,999	1460	0	7	1996	3	6118	N	N	24015 SE 261ST PL
001	940715	0170	11/17/03	\$223,300	1460	0	7	1995	3	7980	N	N	24218 SE 261ST PL
001	940715	0110	5/7/03	\$223,100	1460	0	7	1995	3	6380	N	N	24120 SE 261ST PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	940715	0330	3/18/04	\$220,000	1460	0	7	1995	3	6250	N	N	24113 SE 261ST PL
001	511330	0120	12/5/05	\$394,900	1480	980	7	1994	3	52707	N	N	23049 SE 218TH ST
001	208520	0415	1/28/05	\$284,000	1500	0	7	1966	5	16260	Y	Y	22509 DORRE DON WY SE
001	208520	0415	6/25/03	\$249,000	1500	0	7	1966	5	16260	Y	Y	22509 DORRE DON WY SE
001	885697	0550	11/18/05	\$291,000	1510	0	7	2000	3	4519	N	N	24221 231ST PL SE
001	885697	0410	9/2/03	\$238,400	1510	0	7	2001	3	4615	N	N	24211 231ST AV SE
001	885697	0120	11/23/05	\$277,000	1520	0	7	2000	3	3207	N	N	22900 SE 240TH PL
001	885697	0940	11/14/03	\$231,855	1520	0	7	2000	3	3544	N	N	22931 SE 240TH PL
001	885697	0230	3/2/05	\$230,000	1520	0	7	2001	3	3071	N	N	22915 SE 241ST PL
001	885697	0200	1/26/05	\$228,500	1520	0	7	2000	3	3330	N	N	22907 SE 240TH PL
001	885697	0270	10/6/04	\$224,950	1520	0	7	2001	3	3665	N	N	22925 SE 241ST PL
001	885697	0050	9/18/03	\$224,318	1520	0	7	2003	3	3696	N	N	22920 SE 240TH PL
001	885697	1030	3/27/03	\$215,000	1520	0	7	2002	3	3002	N	N	22916 SE 241ST PL
001	885697	0980	6/4/03	\$216,900	1520	0	7	2003	3	3171	N	N	22917 240TH PL SE
001	885697	0020	10/15/03	\$215,900	1520	0	7	2003	3	3496	N	N	22928 SE 240TH PL
001	885697	0990	6/24/03	\$215,900	1520	0	7	2003	3	3225	N	N	22913 240TH PL SE
001	885697	0100	3/26/03	\$214,900	1520	0	7	2003	3	3745	N	N	22908 240TH PL SE
001	885697	0090	4/11/03	\$214,900	1520	0	7	2003	3	3718	N	N	22910 240TH PL SE
001	885697	0060	8/25/03	\$214,900	1520	0	7	2003	3	3989	N	N	22916 SE 240TH PL
001	885697	0010	8/26/03	\$212,900	1520	0	7	2003	3	4227	N	N	22932 SE 240TH PL
001	667900	1080	1/15/04	\$245,224	1530	0	7	2003	3	6272	N	N	24032 236TH AV SE
001	152206	9027	2/23/04	\$403,499	1530	500	7	1974	4	115434	N	N	23108 SE 230TH PL
001	885697	0160	9/14/05	\$296,000	1560	0	7	2000	3	3695	N	N	22829 SE 240TH PL
001	667900	0210	9/12/05	\$284,950	1560	0	7	2002	3	4093	N	N	23423 SE 243RD PL
001	667900	0030	6/17/05	\$277,990	1560	0	7	2003	3	4406	N	N	23707 SE 243RD PL
001	667900	0530	5/5/05	\$275,000	1560	0	7	2003	3	4064	N	N	23429 SE 243RD ST
001	667900	0290	9/9/05	\$279,950	1560	0	7	2002	3	4260	N	N	23512 SE 243RD PL
001	885697	0300	11/22/05	\$280,000	1560	0	7	2001	3	4335	N	N	22933 SE 241ST PL
001	667900	0330	5/27/05	\$270,000	1560	0	7	2002	3	4647	N	N	23528 SE 243RD PL
001	667900	0310	5/16/05	\$267,000	1560	0	7	2002	3	4254	N	N	23520 SE 243RD PL
001	667900	0360	12/14/04	\$261,000	1560	0	7	2003	3	4200	N	N	23612 SE 243RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	667900	0060	10/1/04	\$256,000	1560	0	7	2003	3	4426	N	N	23625 SE 243RD PL
001	667900	0150	7/23/04	\$248,500	1560	0	7	2002	3	4232	N	N	23515 SE 243RD PL
001	667900	0750	5/19/03	\$252,078	1560	0	7	2003	3	5229	N	N	24119 235TH AV SE
001	667900	1360	2/10/04	\$239,900	1560	0	7	2002	3	6974	N	N	23727 243RD CT SE
001	072207	9117	6/10/04	\$285,000	1560	0	7	1986	3	52707	N	N	22205 286TH AV SE
001	667900	0010	5/4/04	\$226,950	1560	0	7	2004	3	5116	N	N	23715 SE 243RD PL
001	667900	0640	6/17/03	\$228,563	1560	0	7	2003	3	4200	N	N	23522 SE 243RD ST
001	667900	0770	6/1/03	\$235,046	1560	0	7	2003	3	5874	N	N	24109 235TH AV SE
001	667900	0570	4/21/03	\$225,322	1560	0	7	2003	3	4531	N	N	23424 SE 243RD ST
001	667900	0030	6/26/03	\$219,432	1560	0	7	2003	3	4406	N	N	23707 SE 243RD PL
001	885697	0340	9/13/04	\$230,000	1560	0	7	2002	3	3984	N	N	23011 SE 241ST PL
001	667900	0060	3/25/03	\$218,491	1560	0	7	2003	3	4426	N	N	23625 SE 243RD PL
001	667900	0100	1/31/03	\$218,498	1560	0	7	2003	3	4453	N	N	23609 SE 243RD PL
001	667900	0080	3/18/03	\$217,383	1560	0	7	2003	3	4440	N	N	23617 SE 243RD PL
001	667900	0620	5/2/03	\$217,090	1560	0	7	2003	3	4200	N	N	23514 SE 243RD ST
001	667900	0400	5/6/03	\$216,958	1560	0	7	2003	3	4200	N	N	23628 SE 243RD PL
001	667900	0360	4/7/03	\$216,701	1560	0	7	2003	3	4200	N	N	23612 SE 243RD PL
001	667900	0710	6/13/03	\$219,660	1560	0	7	2003	3	5744	N	N	24209 235TH AV SE
001	667900	0440	6/8/04	\$212,315	1560	0	7	2004	3	4231	N	N	23712 SE 243RD PL
001	667900	0370	1/15/03	\$210,916	1560	0	7	2003	3	4200	N	N	23616 SE 243RD PL
001	667900	0420	7/8/03	\$210,000	1560	0	7	2003	3	4200	N	N	23704 SE 243RD PL
001	885697	0080	5/5/03	\$219,900	1560	0	7	2003	3	3754	N	N	22912 240TH PL SE
001	885697	0920	11/18/03	\$217,500	1560	0	7	2001	3	4318	N	N	24118 230TH AV SE
001	667900	0720	1/29/03	\$218,921	1560	0	7	2003	3	5845	N	N	24203 234TH AV SE
001	667900	0410	5/14/03	\$207,391	1560	0	7	2003	3	4200	N	N	23632 SE 243RD PL
001	667900	0610	3/10/03	\$209,766	1560	0	7	2003	3	4200	N	N	23510 SE 243RD ST
001	667900	0390	7/30/03	\$209,670	1560	0	7	2003	3	4200	N	N	23624 SE 243RD PL
001	885697	0340	3/24/03	\$214,900	1560	0	7	2002	3	3984	N	N	23011 SE 241ST PL
001	885697	0070	5/29/03	\$214,900	1560	0	7	2003	3	3819	N	N	22914 240TH PL SE
001	885697	0930	6/9/04	\$212,000	1560	0	7	2001	3	3251	N	N	24114 230TH AV SE
001	667900	0020	6/23/03	\$201,400	1560	0	7	2003	3	4401	N	N	23711 SE 243RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	885697	0330	5/24/04	\$210,000	1560	0	7	2002	3	3466	N	N	23009 SE 241ST PL
001	439600	0220	10/21/03	\$240,000	1580	0	7	1968	4	16821	N	N	28619 SE 225TH ST
001	885697	0220	12/2/05	\$284,000	1600	0	7	2000	3	3126	N	N	22913 SE 241ST PL
001	885697	0040	8/23/05	\$269,999	1600	0	7	2003	3	3480	N	N	22922 SE 240TH PL
001	885697	0130	8/4/05	\$258,000	1600	0	7	2000	3	2611	N	N	22832 SE 240TH PL
001	885697	0140	4/26/05	\$254,950	1600	0	7	2000	3	3058	N	N	22830 SE 240TH PL
001	885697	0250	1/4/05	\$232,000	1600	0	7	2001	3	3245	N	N	22919 SE 241ST PL
001	885697	0260	11/12/04	\$229,950	1600	0	7	2001	3	3463	N	N	22921 SE 241ST PL
001	885697	0320	11/1/04	\$232,000	1600	0	7	2002	3	3453	N	N	23005 SE 241ST PL
001	940715	0350	9/16/04	\$255,000	1600	0	7	1995	3	6250	N	N	24101 SE 261ST PL
001	885697	0960	7/18/03	\$232,000	1600	0	7	2003	3	3057	N	N	22925 240TH PL SE
001	885697	0220	8/9/04	\$227,999	1600	0	7	2000	3	3126	N	N	22913 SE 241ST PL
001	667900	1010	10/13/03	\$227,005	1600	0	7	2003	3	5250	N	N	24105 236TH AV SE
001	885697	0170	4/14/04	\$216,500	1600	0	7	2001	3	2945	N	N	22831 SE 241ST PL
001	885697	0040	10/15/03	\$220,347	1600	0	7	2003	3	3480	N	N	22922 SE 240TH PL
001	940715	0250	9/14/04	\$239,950	1600	0	7	1996	3	7936	N	N	24301 SE 261ST PL
001	885697	1010	4/23/03	\$217,950	1600	0	7	2003	3	2803	N	N	22910 241ST PL SE
001	885697	0030	12/22/03	\$216,000	1600	0	7	2003	3	3507	N	N	22926 SE 240TH PL
001	885697	0970	6/27/03	\$214,900	1600	0	7	2003	3	3209	N	N	22921 240TH PL SE
001	885697	1000	3/6/03	\$214,500	1600	0	7	2003	3	4271	N	N	22908 241ST PL SE
001	940715	0180	2/10/03	\$228,000	1600	0	7	1996	3	7980	N	N	24224 SE 261ST PL
001	667900	0970	12/19/03	\$248,550	1608	0	7	2003	3	5250	N	N	24127 236TH AV SE
001	152206	9074	3/23/04	\$265,000	1610	0	7	1959	4	95396	N	N	22851 244TH AV SE
001	242206	9094	10/31/03	\$274,000	1620	0	7	1980	3	133729	N	N	24907 267TH AV SE
001	112206	9115	11/2/05	\$405,000	1630	1080	7	1970	4	27639	N	N	24657 SE 216TH ST
001	667900	0660	10/17/03	\$230,755	1630	0	7	2003	3	7421	N	N	23521 SE 242ND PL
001	070570	0210	7/13/05	\$283,400	1650	0	7	1994	3	7047	N	N	24433 236TH CT SE
001	070570	0210	5/28/03	\$230,000	1650	0	7	1994	3	7047	N	N	24433 236TH CT SE
001	667900	0950	11/24/03	\$219,114	1650	0	7	2003	3	5854	N	N	24203 236TH AV SE
001	070570	0480	10/3/05	\$299,900	1660	0	7	1994	3	7700	N	N	23812 SE 246TH ST
001	070570	0700	8/30/05	\$294,950	1660	0	7	1995	3	6000	N	N	23819 SE 247TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	667900	1060	3/25/05	\$263,000	1660	0	7	2003	3	7388	N	N	24022 236TH AV SE
001	070570	0050	10/21/04	\$264,950	1660	0	7	1997	3	6679	N	N	23419 SE 244TH CT
001	070570	0080	6/22/04	\$254,500	1660	0	7	1993	3	7684	N	N	24448 234TH WY SE
001	667900	1460	1/13/04	\$238,475	1660	0	7	2003	3	7459	N	N	24101 238TH AV SE
001	070570	0760	11/5/04	\$245,000	1660	0	7	1994	3	8808	N	N	23709 SE 246TH ST
001	667900	1500	5/3/04	\$235,175	1660	0	7	2004	3	5250	N	N	24223 237TH WY SE
001	070570	0720	6/18/04	\$249,500	1660	0	7	1995	3	7201	N	N	23803 SE 247TH PL
001	667900	1060	1/9/04	\$232,745	1660	0	7	2003	3	7388	N	N	24022 236TH AV SE
001	070570	0230	4/28/04	\$240,000	1660	0	7	1994	3	7776	N	N	24421 236TH CT SE
001	667900	1400	4/30/04	\$229,231	1660	0	7	2004	3	7527	N	N	24304 237TH WY SE
001	667900	1180	5/14/04	\$223,455	1660	0	7	2004	3	5302	N	N	23620 SE 242ND CT
001	667900	1140	3/11/04	\$222,875	1660	0	7	2004	3	5250	N	N	24118 236TH AV SE
001	667900	1020	12/17/03	\$219,425	1660	0	7	2003	3	5250	N	N	24101 236TH AV SE
001	667900	0820	4/22/04	\$219,955	1660	0	7	2004	3	4755	N	N	23428 SE 240TH PL
001	667900	0980	1/1/04	\$214,747	1660	0	7	2003	3	5250	N	N	24121 236TH AV SE
001	052207	9069	4/18/05	\$465,000	1670	0	7	1983	4	108900	Y	N	29218 SE 208TH ST
001	667900	0470	12/14/05	\$322,500	1670	0	7	2002	3	4254	N	N	23519 SE 243RD ST
001	072207	9087	6/16/05	\$315,000	1670	0	7	2003	3	13650	N	N	22302 284TH AV SE
001	070570	0490	9/6/05	\$324,500	1670	0	7	1994	3	7734	N	N	23820 SE 246TH ST
001	667900	0490	11/17/05	\$299,950	1670	0	7	2002	3	4260	N	N	23511 SE 243RD ST
001	667900	0110	9/12/05	\$294,950	1670	0	7	2003	3	4714	N	N	23605 SE 243RD PL
001	667900	0250	8/16/05	\$289,100	1670	0	7	2002	3	4785	N	N	23428 SE 243RD PL
001	070570	0410	5/1/05	\$283,000	1670	0	7	1994	3	7813	N	N	23839 SE 245TH ST
001	667900	0790	7/25/03	\$237,591	1670	0	7	2003	3	6275	N	N	24031 235TH AV SE
001	667900	0580	8/19/03	\$226,064	1670	0	7	2003	3	5042	N	N	23432 SE 243RD ST
001	667900	0110	3/4/03	\$219,467	1670	0	7	2003	3	4714	N	N	23605 SE 243RD PL
001	667900	0350	1/30/03	\$215,385	1670	0	7	2003	3	4200	N	N	23608 SE 243RD PL
001	667900	0040	7/3/03	\$213,508	1670	0	7	2003	3	4412	N	N	23703 SE 243RD PL
001	439600	0060	5/11/04	\$240,000	1680	0	7	1968	4	20506	N	N	22427 286TH AV SE
001	667900	0900	12/5/03	\$219,785	1680	0	7	2003	3	5250	N	N	24116 235TH AV SE
001	667900	0810	10/31/03	\$220,315	1680	0	7	2003	3	6341	N	N	23424 SE 240TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	122206	9191	5/5/05	\$450,000	1690	0	7	1992	3	220288	N	N	22014 266TH PL SE
001	070571	0900	9/26/05	\$320,000	1700	0	7	1995	3	7430	N	N	23386 SE 246TH PL
001	070571	0340	5/20/05	\$301,300	1700	0	7	1995	3	7150	N	N	23434 SE 248TH ST
001	070570	0140	8/24/04	\$277,500	1700	0	7	1997	3	6698	N	N	24429 235TH CT SE
001	070571	0500	8/27/04	\$265,000	1700	0	7	1996	3	6709	N	N	23812 SE 248TH ST
001	070571	0430	10/28/04	\$264,950	1700	0	7	1997	3	9029	N	N	24704 237TH PL SE
001	070573	0330	4/30/04	\$254,000	1700	0	7	2000	3	5979	N	N	23806 SE 249TH PL
001	070571	0160	8/3/04	\$254,000	1700	0	7	1995	3	8441	N	N	23406 SE 247TH CT
001	070571	0070	2/23/04	\$246,000	1700	0	7	1996	3	7195	N	N	23438 SE 246TH PL
001	070571	0850	2/7/03	\$242,000	1700	0	7	1995	3	7877	N	N	23385 SE 246TH PL
001	667900	0860	9/30/03	\$216,600	1700	0	7	2003	3	5550	N	N	24028 235TH AV SE
001	439600	0460	8/25/04	\$240,000	1740	0	7	1967	4	19912	N	N	22715 287TH PL SE
001	070573	0280	10/23/03	\$233,750	1740	0	7	1999	3	5267	N	N	23836 SE 249TH PL
001	070571	0090	11/12/04	\$267,500	1760	0	7	1996	3	7142	N	N	23445 SE 246TH PL
001	102206	9187	6/19/03	\$320,000	1780	1250	7	1997	3	51836	N	N	22025 244TH AV SE
001	132206	9020	1/26/04	\$345,000	1790	0	7	1978	3	216057	N	N	22633 265TH AV SE
001	885696	0260	8/5/05	\$314,000	1800	0	7	1995	3	10500	N	N	23903 232ND PL SE
001	885695	0390	6/7/05	\$299,900	1810	0	7	1994	3	7669	N	N	23334 SE 243RD PL
001	885695	0220	5/26/05	\$283,000	1810	0	7	1995	3	7700	N	N	24129 232ND PL SE
001	885695	0250	3/1/04	\$248,000	1810	0	7	1994	3	9492	N	N	24227 232ND PL SE
001	885695	0440	7/14/03	\$237,950	1810	0	7	1994	3	6845	N	N	23335 SE 243RD PL
001	885695	0210	8/18/05	\$312,000	1820	0	7	1995	3	7700	N	N	24121 232ND PL SE
001	885696	0620	5/9/05	\$295,000	1820	0	7	1995	3	10002	N	N	23936 233RD WY SE
001	885696	0100	2/9/05	\$286,999	1820	0	7	1994	3	6572	N	N	23424 SE 239TH CT
001	885696	0190	3/10/03	\$254,500	1820	0	7	1995	3	9948	N	N	23216 SE 239TH ST
001	885695	0070	7/14/03	\$247,500	1820	0	7	1994	3	7912	N	N	24220 234TH WY SE
001	885696	0620	3/19/03	\$229,900	1820	0	7	1995	3	10002	N	N	23936 233RD WY SE
001	885697	0520	4/22/03	\$247,999	1830	0	7	2000	3	5994	N	N	24211 231ST PL SE
001	439600	0150	7/20/05	\$294,950	1840	0	7	1967	4	19457	N	N	22628 285TH AV SE
001	122206	9108	9/14/04	\$270,000	1840	0	7	1956	4	21621	N	N	21621 271ST PL SE
001	885697	0450	5/12/05	\$307,950	1850	0	7	2001	3	4924	N	N	24210 231ST AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	885697	0580	5/9/05	\$299,000	1850	0	7	2000	3	4871	N	N	24226 231ST PL SE
001	885697	0830	5/14/03	\$257,800	1850	0	7	2002	3	5700	N	N	24114 231ST AV SE
001	885697	0710	12/10/03	\$253,500	1850	0	7	2001	3	5321	N	N	24026 231ST PL SE
001	072207	9143	7/13/05	\$549,500	1860	0	7	1996	3	104979	N	N	21117 284TH AV SE
001	667900	0650	9/13/05	\$316,950	1860	0	7	2003	3	4833	N	N	23526 SE 243RD ST
001	885696	0370	9/19/05	\$317,000	1860	0	7	1995	3	7700	N	N	24117 232ND PL SE
001	885695	0060	8/11/04	\$269,000	1860	0	7	1994	3	9296	N	N	24224 234TH WY SE
001	667900	1350	5/10/04	\$254,900	1860	0	7	2002	3	6569	N	N	23731 243RD CT SE
001	667900	0650	6/7/04	\$249,800	1860	0	7	2003	3	4833	N	N	23526 SE 243RD ST
001	885695	0410	3/11/04	\$257,000	1860	0	7	1994	3	7737	N	N	23326 SE 243RD PL
001	885696	0030	7/14/03	\$255,000	1860	0	7	1994	3	12702	N	N	23946 234TH PL SE
001	885696	0110	10/13/03	\$253,900	1860	0	7	1994	3	7728	N	N	23420 SE 239TH CT
001	885696	0430	2/4/04	\$249,500	1860	0	7	1995	3	10096	N	N	23232 SE 241ST CT
001	885697	0530	11/14/03	\$257,950	1860	0	7	2000	3	5321	N	N	24217 231ST PL SE
001	885696	0410	9/19/05	\$335,000	1870	0	7	1995	3	8656	N	N	23237 SE 241ST CT
001	885696	0290	10/13/04	\$279,999	1870	0	7	1995	3	8345	N	N	23921 232ND PL SE
001	885696	0210	5/24/04	\$261,000	1870	0	7	1995	3	9004	N	N	23848 232ND CT SE
001	885696	0360	2/19/03	\$246,000	1870	0	7	1995	3	7700	N	N	24113 232ND PL SE
001	072207	9054	6/28/04	\$492,000	1900	0	7	1977	4	165878	N	N	22221 284TH AV SE
001	885695	0490	5/4/05	\$291,000	1900	0	7	1994	3	9841	N	N	23357 SE 243RD PL
001	132206	9063	5/25/05	\$415,000	1910	0	7	1975	4	216057	N	N	22606 265TH AV SE
001	667900	0920	2/2/04	\$234,095	1910	0	7	2003	3	5250	N	N	24126 235TH AV SE
001	355800	0170	9/20/05	\$325,000	1920	0	7	2002	3	4600	N	N	23818 SE 248TH PL
001	667900	0990	2/6/04	\$262,500	1920	0	7	2003	3	5250	N	N	24117 236TH AV SE
001	355800	0110	5/28/03	\$239,950	1920	0	7	2002	3	5127	N	N	24801 240TH LN SE
001	355800	0170	5/13/03	\$239,950	1920	0	7	2002	3	4600	N	N	23818 SE 248TH PL
001	885697	0430	5/2/05	\$345,000	1940	0	7	2001	3	7842	N	N	24220 231ST AV SE
001	885697	0570	10/21/04	\$292,000	1940	0	7	2000	3	7107	N	N	24232 231ST PL SE
001	070571	0250	12/28/05	\$358,950	1950	0	7	1995	3	6123	N	N	23427 SE 247TH CT
001	070571	0650	9/10/04	\$275,000	1950	0	7	1995	3	7000	N	N	23711 SE 248TH ST
001	070571	0520	3/18/04	\$263,000	1950	0	7	1996	3	7961	N	N	23828 SE 248TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	070571	0370	7/22/04	\$254,950	1950	0	7	1996	3	7566	N	N	23714 SE 248TH ST
001	070571	0670	6/12/03	\$248,000	1950	0	7	1995	3	7000	N	N	23437 SE 248TH ST
001	208520	0575	2/19/04	\$294,950	1960	0	7	1996	3	7192	N	Y	23207 LOWER DORRE DON WY SE
001	667900	1040	11/4/03	\$243,982	1960	0	7	2003	3	5174	N	N	23514 SE 240TH PL
001	667900	0910	10/23/03	\$234,428	1960	0	7	2003	3	5250	N	N	24120 235TH AV SE
001	667900	0840	10/31/03	\$231,490	1960	0	7	2003	3	5216	N	N	23504 SE 240TH PL
001	667900	0930	10/20/03	\$231,045	1960	0	7	2003	3	5250	N	N	24130 235TH AV SE
001	667900	0890	10/9/03	\$229,670	1960	0	7	2003	3	5250	N	N	24110 235TH AV SE
001	940715	0260	11/30/04	\$279,995	1980	0	7	1996	3	7936	N	N	24229 SE 261ST PL
001	940715	0410	1/26/05	\$263,650	1980	0	7	1996	3	6320	N	N	24005 SE 261ST PL
001	092206	9078	8/19/04	\$277,700	1980	0	7	1968	4	80586	N	N	21940 225TH PL SE
001	667900	0870	9/25/03	\$226,605	2000	0	7	2003	3	5250	N	N	24100 235TH AV SE
001	070570	0250	9/23/05	\$339,200	2010	0	7	1994	3	7296	N	N	24432 236TH CT SE
001	070570	0200	8/10/04	\$269,950	2010	0	7	1994	3	8490	N	N	24439 236TH CT SE
001	070570	0200	7/3/03	\$253,000	2010	0	7	1994	3	8490	N	N	24439 236TH CT SE
001	070570	0930	4/21/03	\$248,000	2010	0	7	1993	3	6991	N	N	23409 SE 245TH ST
001	070570	0390	12/10/05	\$362,000	2020	0	7	1994	3	8379	N	N	23844 SE 245TH ST
001	070570	0270	10/25/05	\$339,900	2020	0	7	1994	3	8706	N	N	24437 237TH CT SE
001	885697	0820	7/27/05	\$344,000	2020	0	7	2002	3	6132	N	N	24118 231ST AV SE
001	885697	0670	6/1/05	\$343,800	2020	0	7	2001	3	5703	N	N	24112 231ST PL SE
001	885697	0440	10/3/05	\$339,500	2020	0	7	2001	3	4845	N	N	24216 231ST AV SE
001	885697	0720	7/23/04	\$279,950	2020	0	7	2001	3	6519	N	N	24024 231ST PL SE
001	070570	0420	6/28/04	\$258,500	2020	0	7	1994	3	8121	N	N	23833 SE 245TH ST
001	885697	0380	10/1/03	\$269,900	2020	0	7	2002	3	5538	N	N	24201 231ST AV SE
001	070570	0340	3/1/04	\$260,000	2020	0	7	1994	3	11357	N	N	23810 SE 245TH ST
001	070570	0300	8/18/03	\$230,500	2020	0	7	1994	3	8868	N	N	24424 237TH CT SE
001	232206	9095	7/12/05	\$555,000	2060	980	7	1966	4	106722	Y	Y	24516 SE 246TH ST
001	112206	9166	4/11/05	\$409,999	2060	0	7	1981	4	191664	N	N	21008 244TH AV SE
001	182207	9030	7/30/03	\$305,950	2110	0	7	1984	3	90169	N	N	28259 SE 224TH ST
001	070570	0560	6/1/05	\$337,950	2170	0	7	1995	3	7380	N	N	23837 SE 246TH ST
001	070570	0640	1/28/05	\$286,500	2170	0	7	1995	3	8396	N	N	23832 SE 247TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	070570	0580	7/16/03	\$269,500	2170	0	7	1995	3	9743	N	N	23825 SE 246TH ST
001	070570	0650	4/16/03	\$260,000	2170	0	7	1995	3	8378	N	N	23840 SE 247TH PL
001	885697	0370	12/14/05	\$389,000	2180	0	7	2002	3	6135	N	N	24127 231ST AV SE
001	667900	1450	7/20/05	\$338,000	2180	0	7	2004	3	7180	N	N	24216 237TH WY SE
001	885697	0460	4/18/05	\$320,950	2180	0	7	2001	3	5001	N	N	24206 231ST AV SE
001	070573	0100	8/10/04	\$284,950	2180	0	7	2000	3	5000	N	N	23929 SE 249TH PL
001	885697	0680	10/5/04	\$289,000	2180	0	7	2001	3	5702	N	N	24108 231ST PL SE
001	070573	0210	6/21/04	\$281,500	2180	0	7	2000	3	6988	N	N	24814 239TH CT SE
001	070573	0050	7/21/04	\$277,500	2180	0	7	1999	3	5000	N	N	23831 SE 249TH PL
001	667900	1450	4/29/04	\$259,990	2180	0	7	2004	3	7180	N	N	24216 237TH WY SE
001	667900	1100	2/3/04	\$258,065	2180	0	7	2003	3	6250	N	N	24104 236TH AV SE
001	885697	0460	8/30/03	\$275,000	2180	0	7	2001	3	5001	N	N	24206 231ST AV SE
001	070573	0310	5/24/04	\$263,000	2180	0	7	1999	3	4516	N	N	23818 SE 249TH PL
001	355800	0140	1/7/03	\$255,000	2180	0	7	2002	3	4790	N	N	23834 SE 248TH PL
001	885697	0620	7/25/03	\$266,900	2180	0	7	2000	3	5705	N	N	24206 231ST PL SE
001	355800	0160	5/15/03	\$252,950	2180	0	7	2002	3	4600	N	N	23822 SE 248TH PL
001	885697	0690	7/28/03	\$265,000	2180	0	7	2001	3	5702	N	N	24104 231ST PL SE
001	667900	1440	3/22/04	\$246,060	2180	0	7	2004	3	5250	N	N	24222 237TH WY SE
001	070573	0180	9/11/03	\$255,000	2180	0	7	2000	3	5367	N	N	23906 SE 249TH PL
001	070573	0260	7/3/03	\$244,000	2180	0	7	2000	3	6439	N	N	24823 239TH CT SE
001	070571	0200	6/9/05	\$295,000	2190	0	7	1995	3	7160	N	N	23430 SE 247TH CT
001	070571	0830	7/9/04	\$288,500	2190	0	7	1995	3	7926	N	N	23397 SE 246TH PL
001	070571	0210	10/18/04	\$285,000	2190	0	7	1995	3	8529	N	N	23436 SE 247TH CT
001	070571	0680	10/28/03	\$275,000	2190	0	7	1995	3	7000	N	N	23431 SE 248TH ST
001	070571	0320	2/20/04	\$272,000	2190	0	7	1995	3	7150	N	N	23422 SE 248TH ST
001	070571	0580	6/11/03	\$263,000	2190	0	7	1996	3	8839	N	N	23821 SE 248TH ST
001	070571	0860	8/29/03	\$257,890	2190	0	7	1995	3	10314	N	N	23381 SE 246TH PL
001	070570	0060	3/26/03	\$258,000	2190	0	7	1997	3	8662	N	N	23413 SE 244TH CT
001	070571	0880	11/11/05	\$389,950	2200	0	7	1995	3	8963	N	N	23378 SE 246TH PL
001	667900	0120	8/17/05	\$338,300	2200	0	7	2002	3	4550	N	N	23527 SE 243RD PL
001	667900	0480	7/21/05	\$323,000	2200	0	7	2003	3	4257	N	N	23515 SE 243RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	667900	0380	10/5/05	\$319,000	2200	0	7	2003	3	4200	N	N	23620 SE 243RD PL
001	667900	0430	8/29/05	\$317,000	2200	0	7	2003	3	4200	N	N	23708 SE 243RD PL
001	070571	0790	8/11/05	\$340,500	2200	0	7	1995	3	7974	N	N	23390 SE 248TH ST
001	667900	0260	5/24/05	\$315,000	2200	0	7	2002	3	4269	N	N	23432 SE 243RD ST
001	667900	0070	5/16/05	\$315,000	2200	0	7	2003	3	4433	N	N	23621 SE 243RD PL
001	667900	0730	7/5/05	\$309,000	2200	0	7	2003	3	5752	N	N	24131 235TH AV SE
001	667900	0630	3/14/05	\$293,500	2200	0	7	2003	3	4200	N	N	23518 SE 243RD ST
001	667900	0230	10/20/04	\$284,800	2200	0	7	2002	3	6801	N	N	23420 SE 243RD PL
001	667900	1340	4/27/04	\$285,900	2200	0	7	2002	3	7038	N	N	23736 243RD CT SE
001	667900	0590	5/3/05	\$281,000	2200	0	7	2003	3	4059	N	N	23502 SE 243RD ST
001	070571	0910	8/13/04	\$283,000	2200	0	7	1995	3	7280	N	N	24519 234TH WY SE
001	667900	0730	6/12/03	\$266,336	2200	0	7	2003	3	5752	N	N	24131 235TH AV SE
001	070571	0140	3/9/04	\$282,000	2200	0	7	1996	3	8058	N	N	23413 SE 246TH PL
001	667900	0460	1/10/03	\$254,000	2200	0	7	2003	3	4251	N	N	23523 SE 243RD ST
001	667900	0430	10/10/03	\$253,172	2200	0	7	2003	3	4200	N	N	23708 SE 243RD PL
001	667900	0630	3/14/03	\$250,366	2200	0	7	2003	3	4200	N	N	23518 SE 243RD ST
001	667900	0520	2/13/03	\$249,205	2200	0	7	2003	3	4615	N	N	23433 SE 243RD ST
001	070571	0510	9/19/03	\$269,527	2200	0	7	1996	3	7259	N	N	23820 SE 248TH ST
001	070571	0380	11/7/03	\$265,000	2200	0	7	1997	3	9053	N	N	24715 237TH PL SE
001	667900	0070	3/12/03	\$244,047	2200	0	7	2003	3	4433	N	N	23621 SE 243RD PL
001	070571	0330	11/18/03	\$263,000	2200	0	7	1995	3	7150	N	N	23428 SE 248TH ST
001	667900	0050	6/20/03	\$243,633	2200	0	7	2003	3	4419	N	N	23629 SE 243RD PL
001	667900	0590	2/24/03	\$240,000	2200	0	7	2003	3	4059	N	N	23502 SE 243RD ST
001	667900	0800	5/28/03	\$245,267	2200	0	7	2003	3	6564	N	N	24025 235TH AV SE
001	667900	0380	3/3/03	\$235,545	2200	0	7	2003	3	4200	N	N	23620 SE 243RD PL
001	940715	0360	11/20/03	\$236,950	2200	0	7	1996	3	6250	N	N	24039 SE 261ST PL
001	667900	0760	5/13/03	\$242,400	2200	0	7	2003	3	5229	N	N	24115 235TH AV SE
001	070570	0290	6/20/03	\$237,000	2220	0	7	1994	3	10261	N	N	24425 237TH CT SE
001	667900	1070	2/2/04	\$291,037	2240	0	7	2003	3	6228	N	N	24028 236TH AV SE
001	132206	9004	1/27/05	\$398,000	2250	0	7	1959	4	79279	N	N	22849 276TH AV SE
001	667900	1030	9/22/03	\$253,087	2260	0	7	2003	3	5546	N	N	24027 236TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	667900	0850	11/24/03	\$246,033	2260	0	7	2003	3	5184	N	N	23508 SE 240TH PL
001	052207	9044	11/16/05	\$435,000	2310	0	7	1972	4	96703	N	N	30116 SE 208TH ST
001	052207	9044	8/3/05	\$311,000	2310	0	7	1972	4	96703	N	N	30116 SE 208TH ST
001	122206	9067	1/17/05	\$435,000	2320	0	7	1964	4	90169	N	N	26060 SE 224TH ST
001	667900	1330	1/27/04	\$277,900	2330	0	7	2002	3	7599	N	N	23732 243RD PL SE
001	112206	9156	5/24/04	\$353,000	2330	0	7	1978	4	86248	N	N	22031 250TH PL SE
001	146540	0172	9/8/05	\$480,000	2350	0	7	1983	3	43995	Y	N	24839 SE 235TH PL
001	667900	0880	7/26/05	\$324,500	2350	0	7	2004	3	5250	N	N	24104 235TH AV SE
001	667900	1280	4/19/04	\$282,140	2350	0	7	2004	3	7537	N	N	23718 SE 243RD ST
001	667900	1540	6/1/04	\$279,385	2350	0	7	2004	3	5662	N	N	24243 237TH WY SE
001	667900	1270	5/12/04	\$277,805	2350	0	7	2004	3	7907	N	N	23714 SE 243RD ST
001	667900	0880	3/3/04	\$259,251	2350	0	7	2004	3	5250	N	N	24104 235TH AV SE
001	667900	1420	5/11/04	\$247,800	2350	0	7	2004	3	5250	N	N	24232 237TH WY SE
001	012206	9082	7/26/04	\$420,000	2440	0	7	1966	4	108464	Y	N	26635 SE 196TH ST
001	667900	0830	3/8/04	\$269,000	2450	0	7	2004	3	5432	N	N	23432 SE 240TH PL
001	667900	0960	10/7/03	\$288,380	2500	0	7	2003	3	5264	N	N	24131 236TH AV SE
001	667900	1530	6/4/04	\$271,366	2500	0	7	2004	3	5250	N	N	24237 237TH WY SE
001	070573	0090	2/1/05	\$322,500	2510	0	7	1999	3	5000	N	N	23923 SE 249TH PL
001	667900	0090	12/20/05	\$370,950	2590	0	7	2003	3	4447	N	N	23613 SE 243RD PL
001	012206	9062	8/1/05	\$454,300	2590	0	7	1954	4	50965	N	N	26002 SE 208TH ST
001	667900	0780	6/13/05	\$329,900	2590	0	7	2003	3	6275	N	N	24103 235TH AV SE
001	667900	0090	5/16/03	\$267,100	2590	0	7	2003	3	4447	N	N	23613 SE 243RD PL
001	667900	0780	6/5/03	\$269,619	2590	0	7	2003	3	6275	N	N	24103 235TH AV SE
001	667900	1200	4/8/04	\$303,227	2610	0	7	2004	3	6250	N	N	23624 SE 242ND CT
001	667900	1320	2/20/04	\$294,900	2610	0	7	2002	3	9303	N	N	23728 243RD CT SE
001	667900	1130	4/16/04	\$287,197	2610	0	7	2004	3	6515	N	N	24112 236TH AV SE
001	667900	1110	1/30/04	\$284,045	2610	0	7	2003	3	7975	N	N	24106 236TH AV SE
001	667900	1160	6/17/04	\$273,130	2610	0	7	2004	3	6297	N	N	24130 237TH WY SE
001	667900	1520	4/29/04	\$321,620	2630	0	7	2004	3	5250	N	N	24233 237TH WY SE
001	667900	1150	3/23/04	\$292,245	2630	0	7	2004	3	6098	N	N	24128 237TH WY SE
001	667900	1380	3/4/04	\$304,900	2700	0	7	2002	3	7522	N	N	23724 243RD CT SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	667900	0680	8/29/05	\$340,000	2720	0	7	2003	3	6300	N	N	23509 SE 242ND PL
001	667900	0680	11/3/03	\$300,345	2720	0	7	2003	3	6300	N	N	23509 SE 242ND PL
001	667900	1170	3/1/04	\$271,455	2720	0	7	2004	3	7619	N	N	23618 237TH WY SE
001	667900	0940	11/10/03	\$263,290	2720	0	7	2003	3	5546	N	N	24202 235TH AV SE
001	667900	1480	11/11/03	\$323,933	2730	0	7	2003	3	6300	N	N	24213 237TH WY SE
001	667900	1090	7/13/04	\$296,010	2730	0	7	2004	3	6437	N	N	24100 236TH AV SE
001	667900	1000	12/10/03	\$281,962	2730	0	7	2003	3	5250	N	N	24111 236TH AV SE
001	667900	1370	7/20/04	\$289,570	2890	0	7	2004	3	6085	N	N	23723 243RD CT SE
001	667900	1310	3/17/04	\$328,085	2970	0	7	2004	3	11406	N	N	23719 SE 243RD ST
001	667900	1250	4/6/04	\$320,934	2980	0	7	2004	3	8750	N	N	23631 SE 242ND CT
001	667900	0690	5/20/04	\$315,000	2980	0	7	2004	3	6345	N	N	23503 SE 242ND PL
001	667900	1470	12/19/03	\$322,989	2990	0	7	2003	3	6300	N	N	24207 237TH WY SE
001	667900	1510	5/26/04	\$306,980	2990	0	7	2004	3	5250	N	N	24227 237TH WY SE
001	338838	0080	9/1/04	\$595,000	3040	0	7	1990	3	181209	N	N	21610 290TH AV SE
001	667900	1190	4/23/04	\$333,260	3120	0	7	2004	3	7821	N	N	23622 SE 242ND CT
001	667900	1260	4/7/04	\$313,820	3120	0	7	2004	3	8750	N	N	23710 SE 243RD ST
001	667900	1050	12/11/03	\$311,607	3120	0	7	2003	3	6947	N	N	23518 SE 240TH PL
001	667900	1290	3/29/04	\$334,972	3170	0	7	2004	3	7705	N	N	23723 SE 243RD ST
001	667900	1410	4/27/04	\$315,525	3170	0	7	2004	3	7180	N	N	24236 237TH WY SE
001	667900	1120	4/1/04	\$323,565	3300	0	7	2004	3	5412	N	N	24108 236TH AV SE
001	667900	0700	9/29/03	\$333,850	3460	0	7	2003	3	6481	N	N	23433 SE 242ND PL
001	667900	1390	7/26/04	\$320,900	3460	0	7	2002	3	7133	N	N	24308 237TH PL SE
001	072207	9120	12/29/03	\$427,000	3680	0	7	1984	3	54885	N	N	22015 286TH AV SE
001	667900	1490	11/14/03	\$345,745	3800	0	7	2003	3	6300	N	N	24219 237TH WY SE
001	667900	1230	4/5/04	\$383,020	3850	0	7	2004	3	8764	N	N	23623 SE 242ND CT
001	667900	1300	2/23/04	\$391,955	4130	0	7	2004	3	9176	N	N	23721 SE 243RD ST
001	667900	1220	3/18/04	\$366,440	4130	0	7	2004	3	7804	N	N	23632 SE 242ND CT
001	667900	1240	3/15/04	\$363,515	4130	0	7	2004	3	9300	N	N	23627 SE 242ND CT
001	667900	1210	2/24/04	\$346,065	4130	0	7	2004	3	7817	N	N	23628 SE 242ND CT
001	667900	1430	4/1/04	\$327,180	4130	0	7	2004	3	6825	N	N	24226 237TH WY SE
001	667900	0670	9/25/03	\$329,770	4220	0	7	2003	3	6300	N	N	23515 SE 242ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	062207	9081	5/4/05	\$410,000	1230	1190	8	1970	3	217364	Y	N	28524 SE 208TH ST
001	102206	9195	12/19/05	\$458,200	1280	1270	8	2003	3	57499	N	N	24040 SE 223RD ST
001	072207	9004	7/1/05	\$539,000	1400	0	8	1983	3	432115	Y	N	28818 SE 216TH ST
001	511440	0040	8/10/05	\$385,000	1460	760	8	1972	3	31806	N	N	21635 253RD AV SE
001	142206	9033	8/1/03	\$300,000	1480	960	8	1981	4	49658	N	N	22424 253RD AV SE
001	147157	0030	12/1/05	\$529,000	1530	550	8	1994	3	72465	N	N	24230 242ND WY SE
001	147157	0030	5/6/04	\$449,990	1530	550	8	1994	3	72465	N	N	24230 242ND WY SE
001	885764	0490	7/29/05	\$359,950	1570	0	8	2001	3	5022	N	N	23614 230TH PL SE
001	122206	9178	7/12/04	\$450,850	1590	850	8	1991	3	108464	N	N	21815 266TH PL SE
001	362307	9028	5/17/04	\$324,950	1610	0	8	1984	4	109771	N	N	37108 SE 191ST ST
001	122206	9085	7/13/04	\$430,000	1840	0	8	1976	4	152024	N	N	26024 SE 220TH ST
001	232206	9150	8/3/05	\$386,000	1860	0	8	1996	3	43507	N	N	25015 255TH PL SE
001	232206	9150	7/28/04	\$330,000	1860	0	8	1996	3	43507	N	N	25015 255TH PL SE
001	232206	9172	6/13/03	\$287,000	1860	0	8	1991	3	38386	N	N	25114 255TH PL SE
001	146740	0075	8/23/05	\$330,000	1880	0	8	1979	4	37735	Y	Y	25435 SE 244TH ST
001	146740	0170	5/27/04	\$510,000	1900	1100	8	2003	3	322344	Y	N	24025 254TH AV SE
001	232206	9169	4/8/04	\$276,950	1930	0	8	1991	3	65870	N	N	25041 255TH PL SE
001	885764	0530	8/1/03	\$272,250	1940	0	8	2002	3	2783	N	N	23617 230TH PL SE
001	152206	9092	11/21/03	\$320,000	1940	0	8	1978	4	96267	N	N	23125 244TH AV SE
001	122206	9140	10/20/04	\$595,000	1980	1240	8	1979	4	187308	N	N	20821 262ND AV SE
001	232206	9120	6/14/05	\$430,000	2000	0	8	1988	3	47916	Y	Y	24434 249TH AV SE
001	232206	9170	6/7/05	\$399,950	2020	0	8	1993	3	60080	N	N	25111 255TH PL SE
001	885764	0330	8/11/05	\$346,000	2030	0	8	2001	3	4839	N	N	23802 230TH PL SE
001	885764	0510	2/25/03	\$319,950	2030	0	8	2002	3	5387	N	N	23613 230TH PL SE
001	885764	0360	2/14/05	\$315,000	2030	0	8	2001	3	3294	N	N	23726 230TH PL SE
001	885764	0640	8/10/04	\$327,500	2070	0	8	2001	3	3531	N	N	23725 230TH PL SE
001	242206	9059	6/16/04	\$366,950	2070	0	8	1990	3	78843	N	N	27503 SE 247TH ST
001	885764	0520	4/14/03	\$319,000	2070	0	8	2002	3	4025	N	N	23615 230TH PL SE
001	242206	9028	3/7/03	\$355,000	2080	0	8	1966	3	180338	Y	N	25406 LANDSBURG RD SE
001	512621	0020	7/1/04	\$390,000	2100	0	8	1986	4	104108	N	N	23101 262ND AV SE
001	885764	0680	5/4/05	\$333,950	2110	0	8	2001	3	5145	N	N	23733 230TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	885764	0680	8/31/04	\$317,500	2110	0	8	2001	3	5145	N	N	23733 230TH PL SE
001	885764	0460	4/14/04	\$330,000	2140	0	8	2002	3	3054	N	N	23620 230TH PL SE
001	242206	9099	10/11/04	\$359,000	2150	0	8	1989	3	49222	N	N	25031 265TH AV SE
001	262206	9021	10/23/03	\$280,000	2170	0	8	1978	3	41162	N	N	24610 SE SUMMIT-LANDSBURG RD
001	052207	9031	4/28/05	\$560,000	2220	0	8	1968	4	50529	N	N	20701 295TH PL SE
001	242206	9081	1/12/05	\$425,000	2220	0	8	1981	4	295336	N	N	27022 SE 243RD ST
001	885764	0540	8/11/05	\$343,000	2250	0	8	2002	3	3615	N	N	23621 230TH PL SE
001	885764	0540	3/23/04	\$310,000	2250	0	8	2002	3	3615	N	N	23621 230TH PL SE
001	885764	0550	5/6/04	\$313,094	2270	0	8	2003	3	3499	N	N	23623 230TH PL SE
001	885764	0660	5/3/05	\$332,950	2270	0	8	2001	3	5241	N	N	23729 230TH PL SE
001	885764	0570	10/8/04	\$314,950	2270	0	8	2004	3	3502	N	N	23631 230TH PL SE
001	885764	0370	8/29/03	\$292,500	2280	0	8	2002	3	3389	N	N	23722 230TH PL SE
001	885764	0580	5/13/05	\$343,000	2310	0	8	2004	3	3591	N	N	23633 230TH PL SE
001	885764	0580	9/22/04	\$335,000	2310	0	8	2004	3	3591	N	N	23633 230TH PL SE
001	512621	0290	5/11/04	\$380,000	2310	0	8	1990	3	121968	N	N	23628 266TH AV SE
001	885764	0470	10/31/05	\$360,000	2330	0	8	2001	3	4198	N	N	23618 230TH PL SE
001	147157	0080	6/13/05	\$499,900	2350	500	8	1994	3	34976	N	N	23909 242ND WY SE
001	885764	0450	4/18/03	\$317,000	2360	0	8	2002	3	4019	N	N	23622 230TH PL SE
001	062207	9122	9/12/03	\$359,500	2380	0	8	1986	3	217800	N	N	19515 290TH AV SE
001	885764	0890	1/16/03	\$326,590	2380	0	8	2002	3	6408	N	N	23025 SE 238TH ST
001	885764	0070	4/26/04	\$360,000	2400	0	8	2001	3	5683	N	N	32926 231ST PL SE
001	222206	9042	9/9/04	\$335,000	2400	320	8	1985	3	63162	N	N	24806 238TH PL SE
001	885764	0800	1/27/05	\$369,000	2410	0	8	2000	3	6223	N	N	23011 SE 230TH PL
001	885764	0800	1/24/03	\$303,500	2410	0	8	2000	3	6223	N	N	23011 SE 230TH PL
001	885764	0810	4/19/05	\$385,000	2460	0	8	2000	3	6405	N	N	23017 SE 239TH PL
001	885764	0050	9/28/04	\$360,000	2460	0	8	2001	3	6251	N	N	23125 SE 239TH PL
001	162206	9165	8/18/05	\$494,000	2480	0	8	1990	3	133444	N	N	22520 SE 230TH PL
001	156091	0080	3/17/05	\$439,950	2530	0	8	1979	3	28395	N	N	24112 SE 225TH ST
001	156091	0080	3/18/03	\$375,000	2530	0	8	1979	3	28395	N	N	24112 SE 225TH ST
001	112206	9188	4/7/05	\$595,000	2570	0	8	1992	3	41085	N	N	25323 SE 221ST ST
001	885764	0770	6/17/03	\$329,950	2590	0	8	2002	3	6918	N	N	23921 230TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	512621	0660	3/9/05	\$423,000	2630	0	8	1986	3	114562	N	N	26216 SE 237TH ST
001	072207	9086	11/21/05	\$600,000	2730	0	8	1974	4	112384	N	N	21005 284TH AV SE
001	072207	9086	1/3/03	\$439,000	2730	0	8	1974	4	112384	N	N	21005 284TH AV SE
001	132206	9082	7/21/04	\$475,000	2800	0	8	1983	3	60112	N	N	22831 276TH AV SE
001	885764	0170	8/2/05	\$494,500	2830	0	8	2003	3	6536	N	N	23732 231ST PL SE
001	885764	0090	9/9/04	\$425,000	2830	0	8	2002	3	6032	N	N	23914 231ST PL SE
001	885764	0100	8/13/04	\$364,950	2830	0	8	2002	3	6504	N	N	22908 231ST PL SE
001	885764	0170	4/24/03	\$362,500	2830	0	8	2003	3	6536	N	N	23732 231ST PL SE
001	885764	0100	3/21/03	\$339,950	2830	0	8	2002	3	6504	N	N	22908 231ST PL SE
001	885764	0090	1/27/03	\$337,450	2830	0	8	2002	3	6032	N	N	23914 231ST PL SE
001	885764	0760	4/7/04	\$390,000	2840	0	8	2002	3	6969	N	N	23915 230TH PL SE
001	885764	0010	3/10/04	\$376,800	2840	0	8	2002	3	6882	N	N	23101 SE 239TH PL
001	112206	9160	6/6/05	\$449,000	2850	0	8	1981	4	102366	N	N	24510 SE 224TH ST
001	112206	9160	2/3/05	\$435,000	2850	0	8	1981	4	102366	N	N	24510 SE 224TH ST
001	885764	0060	3/26/03	\$323,950	2860	0	8	2002	3	6970	N	N	23129 SE 239TH PL
001	885764	0780	2/19/03	\$329,950	2895	0	8	2002	3	6006	N	N	23927 230TH PL SE
001	885764	0970	8/17/05	\$515,000	2910	0	8	2001	3	7007	N	N	23907 231ST PL SE
001	885764	0700	3/26/03	\$337,950	2920	0	8	2002	3	6890	N	N	23003 SE 238TH ST
001	132206	9075	1/6/03	\$397,000	2980	0	8	1985	3	92782	N	N	26216 SE 230TH ST
001	885764	0160	8/6/04	\$428,500	2990	0	8	2003	3	6594	N	N	23806 231ST PL SE
001	885764	0160	2/13/03	\$367,950	2990	0	8	2003	3	6594	N	N	23806 231ST PL SE
001	102206	9027	5/26/05	\$400,000	3020	0	8	1996	3	51828	N	N	22009 244TH AV SE
001	102206	9027	8/11/03	\$360,000	3020	0	8	1996	3	51828	N	N	22009 244TH AV SE
001	885764	0120	8/8/05	\$505,000	3040	0	8	2002	3	6670	N	N	23830 231ST PL SE
001	512621	0720	12/18/03	\$505,000	4170	0	8	1986	4	105850	N	N	26217 SE 230TH ST
001	147157	0270	1/31/05	\$480,000	1740	660	9	1994	3	51860	N	N	24123 SE 241ST ST
001	147157	0220	3/12/03	\$415,000	2070	620	9	1995	3	43872	N	N	24009 SE 241ST ST
001	512621	0160	4/20/04	\$448,000	2110	900	9	1988	3	101930	Y	N	23745 262ND PL SE
001	259172	0010	2/13/03	\$370,000	2220	0	9	1989	3	38489	N	N	23710 SE 253RD PL
001	156092	0200	1/4/05	\$422,500	2340	0	9	1986	3	35021	N	N	23425 SE 225TH ST
001	156092	0240	11/17/03	\$395,000	2350	0	9	1985	3	35100	Y	N	23329 SE 225TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	156092	0240	1/29/03	\$370,000	2350	0	9	1985	3	35100	Y	N	23329 SE 225TH ST
001	156092	0440	3/3/04	\$385,000	2360	0	9	1986	3	36292	N	N	22435 236TH AV SE
001	242206	9066	6/14/05	\$580,000	2370	2060	9	1977	4	98881	N	N	24502 270TH AV SE
001	794128	0030	11/3/03	\$454,500	2390	0	9	1992	4	25492	N	N	25622 243RD CT SE
001	152206	9057	4/20/05	\$499,900	2410	0	9	1997	3	21790	N	N	23775 SE 243RD ST
001	156091	0220	7/10/03	\$345,000	2420	0	9	1983	3	35100	N	N	24131 SE 225TH ST
001	856730	0170	10/19/04	\$390,600	2430	0	9	1986	3	40618	N	N	23301 SE 219TH ST
001	156092	0210	4/9/04	\$415,000	2430	0	9	1984	3	36348	Y	N	23413 SE 225TH ST
001	156092	0030	8/23/05	\$535,000	2440	0	9	1987	3	36384	N	N	23809 SE 225TH ST
001	156093	0050	6/11/04	\$450,000	2510	0	9	1994	3	35255	Y	N	23725 SE 221ST ST
001	156092	0350	5/23/03	\$445,000	2530	0	9	1991	3	39707	N	N	22218 233RD AV SE
001	512621	0120	7/21/03	\$430,000	2570	0	9	1986	3	109335	N	N	23717 262ND PL SE
001	885764	0300	11/7/05	\$479,950	2620	0	9	2003	3	7563	N	N	23731 231ST PL SE
001	885764	0300	9/22/03	\$375,000	2620	0	9	2003	3	7563	N	N	23731 231ST PL SE
001	885764	0180	7/29/03	\$369,950	2620	0	9	2003	3	6346	N	N	23726 231ST PL SE
001	512621	0480	6/1/04	\$445,000	2630	0	9	1991	3	121096	N	N	26604 SE 230TH ST
001	232206	9131	6/17/05	\$740,000	2670	0	9	1990	4	107157	Y	Y	24644 SE 248TH ST
001	156092	0060	12/12/03	\$391,000	2670	0	9	1986	3	32945	N	N	22611 238TH PL SE
001	512621	0050	9/14/04	\$496,425	2680	0	9	1990	3	220416	N	N	26106 SE 238TH ST
001	885764	0250	3/14/03	\$389,950	2710	0	9	2002	3	11278	N	N	23724 231ST CT SE
001	147157	0370	4/22/03	\$429,950	2720	0	9	1995	3	43200	N	N	23902 SE 243RD ST
001	147157	0280	8/20/03	\$517,128	2740	1880	9	1995	3	47460	N	N	24205 242ND WY SE
001	259172	0360	8/19/05	\$500,000	2750	0	9	1989	3	37096	N	N	25355 237TH PL SE
001	147157	0300	8/26/04	\$524,000	2750	0	9	1995	3	39304	N	N	24239 242ND WY SE
001	259172	0060	5/18/05	\$499,995	2780	0	9	1989	3	43527	N	N	23750 SE 253RD PL
001	259172	0060	9/10/03	\$435,000	2780	0	9	1989	3	43527	N	N	23750 SE 253RD PL
001	885764	0190	9/27/04	\$455,000	2790	0	9	2002	4	8828	N	N	23720 231ST CT SE
001	122206	9193	4/17/03	\$465,000	2790	0	9	1998	3	174240	N	N	26122 SE 220TH ST
001	156092	0140	11/29/05	\$470,000	2830	0	9	1985	3	32375	Y	N	23703 SE 225TH ST
001	156092	0390	8/18/03	\$520,000	2860	0	9	1986	4	38487	N	N	23318 SE 225TH ST
001	512621	0340	3/7/03	\$390,000	2870	0	9	1987	3	113256	N	N	23400 264TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	512620	0060	7/20/05	\$525,000	2940	0	9	1994	3	109335	N	N	22625 262ND AV SE
001	512621	0450	3/16/05	\$513,500	2950	0	9	1987	3	101494	N	N	23030 265TH PL SE
001	885764	0230	7/1/04	\$464,950	2980	0	9	2003	3	10178	N	N	23704 231ST CT SE
001	885764	0210	2/14/03	\$424,950	2980	0	9	2003	3	10179	N	N	23716 231ST CT SE
001	885764	0230	3/19/03	\$419,950	2980	0	9	2003	3	10178	N	N	23704 231ST CT SE
001	885764	0310	7/17/03	\$399,950	3020	0	9	2003	3	7405	N	N	23108 SE 238TH ST
001	885764	0270	7/17/03	\$382,000	3030	0	9	2002	3	10489	N	N	23711 231ST CT SE
001	232206	9117	7/25/03	\$514,450	3050	0	9	2003	3	80150	N	N	24428 SE 248TH ST
001	112206	9040	4/15/04	\$470,000	3050	0	9	1991	3	128937	N	N	25528 SE 224TH ST
001	156093	0450	3/16/04	\$460,000	3090	0	9	1990	3	67082	N	N	22040 238TH PL SE
001	102206	9044	11/30/04	\$542,500	3110	0	9	1992	3	217364	N	N	23631 SE 216TH ST
001	885764	0280	2/13/03	\$405,950	3120	0	9	2003	3	8366	N	N	23715 231ST CT SE
001	222206	9043	5/28/03	\$465,000	3130	0	9	1992	3	104108	N	N	24023 SE 244TH ST
001	885764	0320	5/27/03	\$405,950	3130	0	9	2002	3	8060	N	N	23100 SE 238TH ST
001	147157	0310	6/10/03	\$450,000	3160	0	9	1994	3	36367	N	N	24018 SE 243RD ST
001	156093	0540	9/16/03	\$455,000	3180	0	9	1989	3	35093	Y	N	22200 238TH PL SE
001	232206	9010	10/28/04	\$749,500	3250	0	9	1998	3	94089	Y	Y	24718 SE 248TH ST
001	885764	0290	1/16/04	\$450,000	3260	0	9	2003	3	7556	N	N	23725 231ST CT SE
001	102206	9193	10/29/03	\$569,950	3420	0	9	2003	4	43568	N	N	23107 SE 222ND ST
001	122206	9026	5/22/04	\$509,950	3430	0	9	1995	3	77536	Y	N	27524 SE 213TH ST
001	512621	0280	3/7/05	\$495,000	3440	0	9	1990	3	103672	N	N	23640 266TH AV SE
001	885764	0220	7/8/03	\$439,950	3570	0	9	2003	3	10178	N	N	23708 231ST CT SE
001	885764	0240	8/1/03	\$433,650	3570	0	9	2003	3	9273	N	N	23630 231ST CT SE
001	156092	0290	8/30/05	\$674,900	3720	0	9	1986	3	52758	Y	N	23206 SE 224TH CT
001	856730	0130	4/26/05	\$570,000	3720	0	9	1986	4	35040	N	N	21929 234TH AV SE
001	512621	0300	2/25/04	\$450,000	3740	0	9	1988	3	107593	N	N	26604 SE 236TH ST
001	512621	0240	12/27/04	\$573,300	4250	0	9	1989	3	220414	Y	N	26531 SE 237TH ST
001	147157	0360	10/28/05	\$807,000	4420	0	9	1994	3	43200	N	N	23908 SE 243RD ST
001	156092	0130	4/29/05	\$511,000	2630	0	10	1985	3	33466	Y	N	23713 SE 225TH ST
001	732635	0020	1/9/04	\$475,000	2690	0	10	1991	3	35181	N	N	23102 SE 222ND ST
001	732635	0010	8/8/05	\$639,900	2910	0	10	1991	3	35181	N	N	23118 SE 222ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	259172	0230	6/6/05	\$535,500	2930	0	10	1989	3	36554	N	N	25326 240TH CT SE
001	259172	0180	6/22/04	\$495,000	2970	0	10	1989	3	43762	N	N	24320 SE 256TH ST
001	156093	0505	9/28/05	\$659,000	3070	0	10	1997	3	46977	N	N	22122 238TH PL SE
001	062207	9125	6/7/05	\$1,890,000	3120	1920	10	1997	3	705672	Y	N	28603 SE 204TH ST
001	732635	0030	2/26/03	\$549,000	3230	0	10	1991	3	35115	N	N	23010 SE 222ND ST
001	732635	0100	8/20/04	\$563,000	3280	0	10	1992	3	35712	N	N	23036 SE 220TH PL
001	156092	0460	9/24/05	\$720,000	3290	0	10	1995	3	30132	Y	N	22412 236TH AV SE
001	102206	9169	12/17/04	\$699,950	3310	0	10	2004	3	222275	Y	N	22131 230TH AV SE
001	147157	0460	6/30/05	\$699,900	3470	0	10	1994	3	38298	N	N	24019 SE 243RD ST
001	259172	0200	7/11/03	\$490,000	3500	0	10	1989	3	35279	N	N	25518 242ND PL SE
001	156093	0210	4/10/03	\$575,000	3630	0	10	1989	3	39856	Y	N	23521 SE 221ST ST
001	156093	0410	12/3/03	\$619,500	4180	0	10	1994	3	35100	N	N	22055 238TH PL SE
001	072207	9132	6/16/05	\$995,000	4700	0	10	2000	3	168577	N	N	22005 284TH AV SE
001	156093	0430	11/30/04	\$790,000	4890	0	10	1994	3	49222	N	N	23428 SE 221ST ST
001	112206	9043	7/19/04	\$879,950	4930	0	10	2002	3	184258	N	N	22217 255TH AV SE
001	156092	0470	3/31/03	\$800,000	2430	1190	11	2000	3	37294	Y	N	22416 236TH AV SE
001	112206	9100	4/25/03	\$987,000	3400	0	11	1994	3	104544	N	N	21860 244TH AV SE
001	156092	0450	5/22/03	\$800,000	4180	0	11	1998	3	35169	N	N	22419 236TH AV SE
001	156093	0240	11/7/03	\$860,000	4240	0	11	1996	3	45738	Y	N	23429 SE 221ST ST
001	112206	9099	7/27/05	\$1,000,000	4390	0	11	1994	3	104544	N	N	21840 244TH AV SE
001	156093	0390	11/29/04	\$850,000	5050	0	11	1992	3	39250	Y	N	22012 234TH AV SE
001	156093	0426	4/6/04	\$1,000,000	6220	0	11	1995	3	80475	Y	N	22061 238TH PL SE
006	406820	0015	6/29/05	\$424,000	560	0	4	1945	4	5670	Y	Y	29045 229TH AV SE
006	928380	0210	7/30/04	\$260,000	800	0	5	1963	3	11972	Y	Y	29800 224TH AV SE
006	406760	0095	5/25/05	\$438,500	930	0	5	1938	4	6480	Y	Y	22935 SE 292ND PL
006	439220	0160	5/20/05	\$380,000	700	0	6	1969	3	10332	Y	Y	30486 227TH PL SE
006	278125	0520	10/17/03	\$156,990	890	0	6	2003	3	2693	N	N	28143 238TH AV SE
006	615180	0585	6/3/03	\$163,000	890	0	6	1974	4	23213	N	N	21711 SE 288TH ST
006	278127	0790	11/23/05	\$200,000	910	0	6	2004	3	3266	N	N	24010 SE 281ST ST
006	278125	0460	2/2/05	\$182,950	910	0	6	2003	3	2693	N	N	28119 238TH AV SE
006	278127	0910	6/2/05	\$195,950	910	0	6	2005	3	2550	N	N	24015 SE 281ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0820	6/24/05	\$184,500	910	0	6	2003	3	2550	N	N	28140 239TH PL SE
006	278127	0110	7/22/05	\$188,885	910	0	6	2005	3	2553	N	N	28118 241 AV SE
006	278127	0070	7/15/05	\$187,550	910	0	6	2005	3	2687	N	N	28102 241ST AV SE
006	278127	0170	8/9/05	\$184,957	910	0	6	2005	3	3003	N	N	28142 241ST AV SE
006	278127	0790	3/17/05	\$180,600	910	0	6	2004	3	3266	N	N	24010 SE 281ST ST
006	278127	0230	8/23/05	\$181,071	910	0	6	2005	3	3003	N	N	28206 241ST AV SE
006	278127	0830	3/23/05	\$179,950	910	0	6	2004	3	2550	N	N	24026 SE 281ST PL
006	278127	0390	6/22/05	\$180,480	910	0	6	2005	3	2538	N	N	28225 241ST AV SE
006	278127	0630	5/2/05	\$178,299	910	0	6	2005	3	2748	N	N	24008 SE 282ND ST
006	278127	0690	5/18/05	\$178,100	910	0	6	2005	3	2550	N	N	24032 SE 282ND ST
006	278125	0880	4/1/04	\$169,000	910	0	6	2004	3	2550	N	N	28116 239TH PL SE
006	278127	0010	6/28/05	\$175,950	910	0	6	2005	3	3332	N	N	24102 SE 281ST ST
006	278127	0750	4/14/05	\$174,335	910	0	6	2004	3	2550	N	N	24021 SE 281ST PL
006	278125	0820	2/12/04	\$165,420	910	0	6	2003	3	2550	N	N	28140 239TH PL SE
006	278127	0430	6/2/05	\$174,626	910	0	6	2005	3	2550	N	N	28209 241ST AV SE
006	278127	0590	1/19/05	\$172,115	910	0	6	2004	3	2550	N	N	28119 240TH AV SE
006	278125	0620	12/21/03	\$157,080	910	0	6	2003	3	2835	N	N	23821 SE 282ND ST
006	278127	0770	3/30/05	\$169,950	910	0	6	2005	3	2550	N	N	24013 SE 281ST PL
006	278127	0870	1/21/05	\$168,500	910	0	6	2004	3	3361	N	N	24039 SE 281ST ST
006	278125	0700	1/23/04	\$159,945	910	0	6	2003	3	3263	N	N	23915 SE 282ND ST
006	278125	0580	11/18/03	\$154,950	910	0	6	2003	3	2786	N	N	23805 SE 282ND ST
006	615180	0618	12/19/03	\$220,000	980	0	6	1972	4	18530	N	N	28924 220TH PL SE
006	615180	0587	4/15/05	\$194,500	1010	0	6	1975	3	16226	N	N	21715 SE 288TH ST
006	439220	0190	8/21/03	\$176,000	1010	0	6	1975	4	10920	N	N	30520 224TH AV SE
006	439220	0185	9/12/03	\$172,000	1010	0	6	1975	4	10465	N	N	30512 224TH AV SE
006	255818	0090	7/24/03	\$193,500	1130	0	6	1974	4	17618	N	N	27805 217TH AV SE
006	278125	0650	12/21/03	\$180,846	1170	0	6	2003	3	3027	N	N	23833 SE 282ND ST
006	278127	0240	9/14/05	\$239,950	1180	0	6	2005	3	3003	N	N	28210 241ST AV SE
006	278127	0020	6/24/05	\$202,133	1180	0	6	2005	3	2724	N	N	24106 SE 281ST ST
006	278127	0150	8/8/05	\$200,986	1180	0	6	2005	3	2978	N	N	28134 241ST AV SE
006	278127	0120	8/1/05	\$200,696	1180	0	6	2005	3	2553	N	N	28122 241ST AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278127	0210	8/19/05	\$200,291	1180	0	6	2005	3	3003	N	N	28158 241ST AV SE
006	278127	0090	7/21/05	\$199,476	1180	0	6	2005	3	2553	N	N	28110 241ST AV SE
006	278127	0450	5/17/05	\$199,364	1180	0	6	2005	3	4539	N	N	24027 SE 282ND ST
006	278125	0500	12/30/04	\$187,950	1180	0	6	2003	3	2693	N	N	28135 238TH AV SE
006	278127	0780	3/22/05	\$195,890	1180	0	6	2005	3	2841	N	N	24009 SE 281ST PL
006	278127	0850	3/20/05	\$193,780	1180	0	6	2004	3	2550	N	N	24034 SE 281ST PL
006	278127	0030	6/30/05	\$195,559	1180	0	6	2005	3	2992	N	N	24108 SE 281ST ST
006	278127	0400	6/6/05	\$195,440	1180	0	6	2005	3	2521	N	N	28221 241ST AV SE
006	278127	0240	8/24/05	\$195,430	1180	0	6	2005	3	3003	N	N	28210 241ST AV SE
006	278127	0710	4/28/05	\$191,455	1180	0	6	2004	3	3323	N	N	24037 SE 281ST PL
006	278127	0700	5/18/05	\$192,105	1180	0	6	2005	3	3323	N	N	24036 SE 282ND ST
006	278127	0650	5/9/05	\$189,630	1180	0	6	2005	3	2550	N	N	24016 SE 282ND ST
006	278125	0860	3/22/04	\$179,490	1180	0	6	2004	3	2550	N	N	28124 239TH PL SE
006	278125	0780	2/9/04	\$176,205	1180	0	6	2003	3	3102	N	N	28202 239TH PL SE
006	278125	0740	4/23/04	\$181,715	1180	0	6	2004	3	3300	N	N	28218 239TH PL SE
006	278127	0510	2/23/05	\$183,950	1180	0	6	2004	3	2558	N	N	28151 240TH AV SE
006	278127	0570	2/2/05	\$177,360	1180	0	6	2004	3	2550	N	N	28127 - 240TH AV SE
006	278125	0500	10/6/03	\$160,400	1180	0	6	2003	3	2693	N	N	28135 238TH AV SE
006	439220	0340	5/11/04	\$178,000	1200	0	6	1973	4	11340	N	N	22519 SE 304TH PL
006	278125	0560	11/12/03	\$177,000	1200	0	6	2003	3	3624	N	N	28213 238TH AV SE
006	615180	0607	4/11/03	\$165,000	1250	0	6	1971	4	9360	N	N	21915 SE 288TH ST
006	278125	0800	9/23/05	\$249,950	1310	0	6	2003	3	2550	N	N	28148 239TH PL SE
006	278127	0890	6/28/05	\$225,950	1310	0	6	2005	3	2550	N	N	24023 SE 281ST ST
006	278125	0600	6/20/05	\$211,450	1310	0	6	2003	3	2749	N	N	23813 SE 282ND ST
006	278127	0190	8/18/05	\$209,219	1310	0	6	2005	3	3003	N	N	28150 241ST AV SE
006	278125	0480	4/27/04	\$199,950	1310	0	6	2003	3	2693	N	N	28127 238TH AV SE
006	278127	0130	7/27/05	\$205,769	1310	0	6	2005	3	2561	N	N	28126 241ST AV SE
006	278125	0540	12/28/04	\$195,000	1310	0	6	2003	3	2693	N	N	28205 238TH AV SE
006	278125	0800	7/8/04	\$189,950	1310	0	6	2003	3	2550	N	N	28148 239TH PL SE
006	278127	0050	7/13/05	\$197,906	1310	0	6	2005	3	3163	N	N	24112 SE 281ST ST
006	278127	0490	3/3/05	\$195,245	1310	0	6	2004	3	3326	N	N	28159 240TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0900	4/12/04	\$187,950	1310	0	6	2004	3	2841	N	N	28108 239TH PL SE
006	278127	0730	4/18/05	\$194,650	1310	0	6	2004	3	2550	N	N	24029 SE 281ST PL
006	278127	0470	5/10/05	\$196,450	1310	0	6	2005	3	3152	N	N	24019 SE 282ND ST
006	278127	0410	6/15/05	\$195,835	1310	0	6	2005	3	2550	N	N	28217 241ST AV SE
006	278125	0760	5/12/04	\$190,770	1310	0	6	2004	3	3300	N	N	28210 239TH PL SE
006	278125	0840	2/19/04	\$185,140	1310	0	6	2003	3	2550	N	N	28132 239TH PL SE
006	278127	0670	5/4/05	\$194,640	1310	0	6	2005	3	2550	N	N	24024 SE 282ND ST
006	278127	0810	3/18/05	\$189,395	1310	0	6	2004	3	2550	N	N	24018 SE 281ST PL
006	278125	0600	12/1/03	\$183,228	1310	0	6	2003	3	2749	N	N	23813 SE 282ND ST
006	278125	0720	1/28/04	\$182,110	1310	0	6	2003	3	4848	N	N	23923 SE 282ND ST
006	278125	0680	12/23/03	\$180,495	1310	0	6	2003	3	2818	N	N	23907 SE 282ND ST
006	278125	0640	12/16/03	\$178,140	1310	0	6	2003	3	3008	N	N	23829 SE 282ND ST
006	406760	0200	1/14/05	\$425,000	1330	0	6	1946	4	15000	Y	Y	29435 232ND AV SE
006	406760	0275	1/5/05	\$577,475	1360	0	6	1945	4	13000	Y	Y	29625 232ND AV SE
006	278127	0900	5/31/05	\$253,328	1360	0	6	2005	3	2550	N	N	24019 SE 281ST PL
006	278127	0200	8/16/05	\$246,250	1360	0	6	2005	3	3003	N	N	28154 - 241ST AV SE
006	278125	0470	4/8/04	\$204,950	1360	0	6	2003	3	2693	N	N	28123 238TH AV SE
006	278127	0480	5/20/05	\$208,240	1360	0	6	2005	3	2687	N	N	24015 SE 282ND ST
006	278125	0530	1/7/05	\$199,000	1360	0	6	2003	3	2693	N	N	28201 238TH AV SE
006	278127	0140	7/27/05	\$207,106	1360	0	6	2005	3	2721	N	N	28130 241ST AV SE
006	278127	0560	2/7/05	\$203,430	1360	0	6	2004	3	2550	N	N	28131 - 240TH AV SE
006	278125	0750	4/15/04	\$198,750	1360	0	6	2004	3	3300	N	N	28214 239TH PL SE
006	278125	0890	4/5/04	\$193,355	1360	0	6	2004	3	2550	N	N	28112 239TH PL SE
006	278127	0740	4/16/05	\$199,000	1360	0	6	2004	3	2550	N	N	24025 SE 281ST PL
006	254590	0020	12/6/04	\$199,950	1360	0	6	1977	4	9600	N	N	21701 SE 290TH ST
006	278127	0820	3/21/05	\$194,345	1360	0	6	2004	3	2550	N	N	24022 SE 281ST PL
006	278127	0680	5/16/05	\$196,560	1360	0	6	2005	3	2550	N	N	24028 282ND AV SE
006	278125	0590	12/7/03	\$185,310	1360	0	6	2003	3	2738	N	N	23980 SE 282ND ST
006	278125	0630	12/18/03	\$182,810	1360	0	6	2003	3	2911	N	N	23825 SE 282ND ST
006	278125	0790	8/26/05	\$250,000	1370	0	6	2003	3	2649	N	N	28152 239TH PL SE
006	278127	0060	7/16/05	\$212,915	1370	0	6	2005	3	4137	N	N	24114 SE 281ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0830	2/20/04	\$189,170	1370	0	6	2003	3	2550	N	N	28136 239TH PL SE
006	278125	0790	2/4/04	\$190,395	1370	0	6	2003	3	2649	N	N	28152 239TH PL SE
006	278125	0710	1/27/04	\$189,835	1370	0	6	2003	3	3522	N	N	23919 SE 282ND ST
006	278125	0670	12/26/03	\$184,180	1370	0	6	2003	3	2715	N	N	23903 SE 282ND ST
006	278127	0420	6/15/05	\$190,950	1370	0	6	2005	3	2550	N	N	28213 241ST AV SE
006	278125	0510	11/17/03	\$189,359	1410	0	6	2003	3	2693	N	N	28139 238TH AV SE
006	278127	0220	8/25/05	\$222,493	1430	0	6	2005	3	3003	N	N	28202 241ST AV SE
006	278127	0580	2/1/05	\$215,577	1430	0	6	2004	3	2550	N	N	28123 240TH AV SE
006	278125	0660	12/18/03	\$207,850	1430	0	6	2003	3	2833	N	N	23837 SE 282ND ST
006	278127	0160	8/4/05	\$216,260	1430	0	6	2005	3	3003	N	N	28138 241ST AV SE
006	278125	0730	4/19/04	\$209,220	1430	0	6	2004	3	4667	N	N	28222 239TH PL SE
006	278127	0100	7/19/05	\$215,360	1430	0	6	2005	3	2553	N	N	28114 241ST AV SE
006	278127	0460	6/1/05	\$214,095	1430	0	6	2005	3	3618	N	N	24023 SE 282ND ST
006	278127	0520	2/23/05	\$211,945	1430	0	6	2004	3	2550	N	N	28147 240TH AV SE
006	278125	0850	3/23/04	\$199,820	1430	0	6	2004	3	2550	N	N	28128 239TH PL SE
006	278127	0720	4/22/05	\$210,168	1430	0	6	2005	3	2550	N	N	24033 SE 281ST PL
006	278127	0660	5/9/05	\$210,132	1430	0	6	2005	3	2550	N	N	24020 SE 282ND ST
006	278127	0040	7/5/05	\$208,963	1430	0	6	2005	3	2727	N	N	24110 SE 281ST ST
006	278125	0490	7/31/04	\$195,950	1430	0	6	2003	3	2693	N	N	28131 238TH AV SE
006	278127	0860	3/22/05	\$202,380	1430	0	6	2004	3	3412	N	N	24038 SE 281ST PL
006	278125	0770	2/5/04	\$196,010	1430	0	6	2003	3	3300	N	N	28206 239TH PL SE
006	278125	0490	11/4/03	\$184,950	1430	0	6	2003	3	2693	N	N	28131 238TH AV SE
006	278125	0550	7/27/05	\$247,000	1460	0	6	2003	3	2693	N	N	28209 238TH AV SE
006	278125	0550	11/12/03	\$188,465	1460	0	6	2003	3	2693	N	N	28209 238TH AV SE
006	278125	0810	7/8/05	\$249,950	1470	0	6	2003	3	2550	N	N	28144 239TH PL SE
006	278127	0920	7/18/05	\$255,500	1470	0	6	2005	3	3266	N	N	24011 SE 281ST ST
006	278127	0080	7/13/05	\$234,092	1470	0	6	2005	3	2541	N	N	28106 241ST AV SE
006	278127	0180	8/2/05	\$225,933	1470	0	6	2005	3	3003	N	N	28146 241ST AV SE
006	278125	0610	12/9/04	\$210,000	1470	0	6	2003	3	2781	N	N	23817 SE 282ND ST
006	278127	0840	3/23/05	\$215,700	1470	0	6	2004	3	2550	N	N	24030 SE 281ST PL
006	278127	0440	6/2/05	\$214,947	1470	0	6	2005	3	3128	N	N	28203 241ST AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0870	4/6/04	\$198,680	1470	0	6	2004	3	2550	N	N	28120 239TH PL SE
006	278125	0810	2/12/04	\$197,395	1470	0	6	2003	3	2550	N	N	28144 239TH PL SE
006	278127	0640	5/2/05	\$204,155	1470	0	6	2005	3	2550	N	N	24012 SE 282ND ST
006	278125	0610	12/15/03	\$194,775	1470	0	6	2003	3	2781	N	N	23817 SE 282ND ST
006	278127	0800	3/8/05	\$202,350	1470	0	6	2004	3	2550	N	N	24014 SE 281ST PL
006	278127	0760	4/12/05	\$202,020	1470	0	6	2004	3	2550	N	N	24017 SE 281ST PL
006	278125	0570	1/5/04	\$193,590	1470	0	6	2003	3	3200	N	N	23801 SE 282ND ST
006	278125	0690	1/20/04	\$192,150	1470	0	6	2003	3	3028	N	N	23911 SE 282ND ST
006	928380	0188	4/25/05	\$240,000	1510	0	6	1975	4	11837	N	N	30007 225TH AV SE
006	615180	0606	9/24/04	\$187,950	1520	0	6	1971	4	12246	N	N	21927 SE 288TH ST
006	439220	0180	10/5/05	\$244,450	1540	0	6	1975	4	18209	N	N	30432 224TH AV SE
006	255818	0140	5/25/05	\$305,500	1560	0	6	1974	4	17426	N	N	27909 217TH AV SE
006	254590	0040	2/23/05	\$225,000	1670	0	6	1977	3	14350	N	N	21608 SE 290TH CT
006	255818	0150	9/27/05	\$289,950	1750	0	6	1975	3	41139	N	N	27919 217TH AV SE
006	278125	0450	2/10/05	\$215,950	1830	0	6	2003	3	2693	N	N	28115 238TH AV SE
006	202570	1250	5/18/05	\$222,000	950	380	7	1992	3	6000	N	N	22943 SE 280TH PL
006	202570	0290	3/25/03	\$198,500	950	380	7	1993	3	5937	N	N	28324 229TH AV SE
006	253870	0170	5/18/04	\$182,500	960	0	7	1962	4	19500	N	N	23104 SE 287TH ST
006	615180	0465	3/31/04	\$185,000	960	0	7	1978	4	20349	N	N	22035 SE 295TH PL
006	042106	9081	9/18/03	\$216,500	990	0	7	1975	3	43560	N	N	30033 224TH AV SE
006	681795	0250	5/26/04	\$230,000	1010	710	7	1980	4	14291	N	N	28709 235TH AV SE
006	681795	0290	12/15/03	\$196,000	1010	700	7	1980	4	13749	N	N	23516 SE 288TH ST
006	406830	0060	8/22/05	\$280,000	1030	600	7	1976	3	13144	N	N	28946 229TH PL SE
006	406830	0060	11/16/04	\$225,950	1030	600	7	1976	3	13144	N	N	28946 229TH PL SE
006	681795	0220	5/2/05	\$189,000	1050	0	7	1980	3	10824	N	N	28700 234TH AV SE
006	681795	0180	3/30/05	\$195,000	1050	0	7	1980	4	10672	N	N	23310 SE 287TH ST
006	681795	0020	6/28/05	\$185,000	1050	0	7	1980	3	10366	N	N	23313 SE 287TH ST
006	406830	0210	4/27/04	\$220,000	1050	340	7	1976	4	9600	N	N	28864 228TH AV SE
006	202570	0940	4/5/04	\$188,950	1080	0	7	1993	3	6436	N	N	28212 230TH AV SE
006	202570	0680	8/19/05	\$265,000	1090	0	7	1992	3	7187	N	N	28029 231ST PL SE
006	202570	0580	8/18/04	\$230,000	1090	0	7	1992	3	6000	N	N	28028 231ST PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202570	1410	3/18/04	\$200,000	1090	0	7	1991	3	5978	N	N	22911 SE 281ST PL
006	202570	0510	3/7/03	\$185,500	1090	0	7	1992	3	6000	N	N	28130 231ST PL SE
006	202570	0110	9/16/04	\$228,000	1100	0	7	1991	3	7677	N	N	28221 230TH AV SE
006	202570	1000	8/28/03	\$196,000	1100	0	7	1991	3	6000	Y	N	28032 230TH AV SE
006	202570	0410	12/22/03	\$197,000	1100	0	7	1991	3	7358	N	N	28314 229TH PL SE
006	202570	1070	3/11/03	\$184,500	1100	0	7	1993	3	6600	N	N	22956 SE 280TH PL
006	202570	0470	9/27/05	\$220,000	1120	0	7	1992	3	8734	N	N	28220 231ST PL SE
006	202570	0470	4/21/04	\$205,000	1120	0	7	1992	3	8734	N	N	28220 231ST PL SE
006	202570	0320	7/26/04	\$204,000	1140	0	7	1993	3	6000	N	N	22919 SE 283RD ST
006	679140	0390	3/1/04	\$224,950	1140	680	7	1979	4	11968	N	N	22413 SE 321ST ST
006	202570	0850	5/16/03	\$190,000	1150	0	7	1993	3	5760	N	N	23031 SE 282ND CT
006	679140	1010	7/7/05	\$285,000	1160	460	7	1978	4	14280	N	N	32333 227TH AV SE
006	679140	0360	7/13/04	\$197,500	1160	500	7	1978	4	15476	N	N	32008 224TH AV SE
006	202570	0750	7/21/05	\$281,000	1170	350	7	1992	3	6715	N	N	23029 SE 281ST CT
006	679140	0660	11/1/05	\$295,000	1170	760	7	1977	4	11968	N	N	22515 SE 322ND ST
006	202570	1330	10/19/04	\$235,000	1170	350	7	1992	3	6000	N	N	22928 SE 281ST PL
006	202570	0560	6/2/04	\$231,400	1170	350	7	1992	3	6000	N	N	28040 231ST PL SE
006	202570	0960	4/10/03	\$227,500	1170	370	7	1992	3	6739	N	N	28122 230TH AV SE
006	231000	0180	6/21/04	\$204,000	1170	0	7	1990	3	8651	N	N	27301 226TH AV SE
006	202570	1430	5/2/03	\$217,950	1170	400	7	1991	3	6500	N	N	22921 SE 281ST PL
006	202570	0100	4/16/03	\$216,000	1170	370	7	1992	3	6288	N	N	28032 230TH AV SE
006	679140	0280	8/24/05	\$238,200	1180	0	7	1973	4	12740	N	N	22506 SE 321ST ST
006	231001	0180	12/7/05	\$287,500	1180	390	7	1990	3	7385	N	N	22709 SE 275TH ST
006	231003	0110	11/1/05	\$290,000	1180	400	7	1993	3	8354	N	N	22138 SE 277TH ST
006	231001	0200	5/6/05	\$257,950	1180	400	7	1990	3	7010	N	N	27443 227TH PL SE
006	231000	0430	7/3/05	\$265,000	1180	400	7	1989	3	7034	N	N	22616 SE 274TH ST
006	231003	0450	11/16/04	\$259,950	1180	0	7	1993	3	6035	N	N	27614 220TH CT SE
006	231003	0280	2/23/05	\$264,950	1180	400	7	1993	3	7272	N	N	22017 SE 277TH ST
006	231003	0300	8/31/04	\$259,900	1180	400	7	1993	3	8312	N	N	22009 SE 277TH ST
006	231003	0450	7/2/03	\$224,950	1180	0	7	1993	3	6035	N	N	27614 220TH CT SE
006	231003	0520	10/31/03	\$227,000	1180	400	7	1993	3	6091	N	N	27603 221ST AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	231003	0390	4/5/04	\$214,950	1180	0	7	1993	3	6260	N	N	27609 220TH CT SE
006	231000	0580	1/16/04	\$197,950	1180	0	7	1990	3	7196	N	N	27423 227TH AV SE
006	231000	0430	12/9/03	\$212,000	1180	400	7	1989	3	7034	N	N	22616 SE 274TH ST
006	681795	0280	4/13/05	\$220,000	1190	0	7	1980	3	11443	N	N	28714 235TH AV SE
006	231000	0060	3/25/05	\$257,000	1200	390	7	1990	3	7112	N	N	27445 226TH AV SE
006	231000	0470	1/3/05	\$249,500	1200	390	7	1990	3	7279	N	N	27420 227TH AV SE
006	231000	0020	3/26/04	\$200,000	1200	390	7	1990	3	9018	N	N	27469 226TH AV SE
006	202570	0050	10/13/05	\$274,950	1210	0	7	1991	3	6000	N	N	22911 SE 282ND ST
006	743710	0010	10/3/05	\$282,000	1220	0	7	1991	3	7200	N	N	23313 SE 282ND PL
006	231000	0420	7/29/04	\$207,000	1220	0	7	1989	3	7779	N	N	22610 SE 274TH ST
006	679140	0290	3/10/05	\$176,500	1220	0	7	1968	4	16720	N	N	32016 225TH AV SE
006	679140	0890	12/26/03	\$183,000	1220	0	7	1968	4	16080	N	N	32322 225TH AV SE
006	679140	0990	8/6/04	\$205,000	1230	0	7	1968	4	14100	N	N	32315 227TH AV SE
006	202570	0810	10/1/03	\$219,800	1240	0	7	1992	3	7846	N	N	23024 SE 282ND CT
006	332206	9074	7/7/04	\$370,000	1270	700	7	1977	5	107157	N	N	22410 SE 283RD ST
006	743710	0790	6/26/03	\$232,500	1280	360	7	1991	3	6161	N	N	28135 235TH AV SE
006	615180	0576	12/22/04	\$211,000	1290	0	7	1975	4	20600	N	N	28931 218TH AV SE
006	253880	0100	11/1/05	\$245,000	1300	0	7	1966	4	9750	N	N	22935 SE 287TH ST
006	253880	0100	7/7/05	\$190,000	1300	0	7	1966	4	9750	N	N	22935 SE 287TH ST
006	253870	0180	8/18/03	\$171,000	1300	0	7	1962	4	19414	N	N	23112 SE 287TH ST
006	162106	9035	10/6/03	\$311,000	1310	750	7	1979	4	76230	N	N	22608 SE AUBURN-BLACK DIAMOND RD
006	679140	0520	8/1/05	\$289,500	1320	260	7	1983	4	11968	N	N	22524 SE 322ND ST
006	042106	9060	8/30/05	\$262,000	1330	0	7	1966	4	15682	N	N	30005 224TH AV SE
006	231001	0190	8/30/04	\$239,500	1340	0	7	1990	3	7467	N	N	22712 SE 275TH ST
006	231000	0440	4/26/04	\$225,500	1340	0	7	1989	3	7202	N	N	22622 SE 274TH ST
006	231001	0080	7/14/04	\$215,150	1340	0	7	1990	3	7434	N	N	27406 227TH PL SE
006	679140	0330	7/16/03	\$206,121	1340	1050	7	1979	3	12740	N	N	22422 SE 321ST ST
006	278125	1010	6/28/05	\$247,500	1350	0	7	2005	3	3520	N	N	28140 239TH AV SE
006	278125	0940	6/17/05	\$242,500	1350	0	7	2005	3	3570	N	N	28129 239TH PL SE
006	278125	1170	4/14/05	\$242,500	1350	0	7	2005	3	3570	N	N	23826 SE 282ND ST
006	231000	0500	7/14/04	\$219,000	1350	0	7	1990	3	7984	N	N	27510 227TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	278125	0970	5/5/05	\$224,950	1350	0	7	2005	3	4023	N	N	23924 SE 282ND ST
006	278125	1040	7/12/04	\$225,500	1350	0	7	2004	3	3570	N	N	28119 239TH AV SE
006	278125	1140	8/18/04	\$224,500	1350	0	7	2004	3	3570	N	N	23812 SE 282ND ST
006	770143	0370	3/25/04	\$227,049	1350	830	7	1996	3	24720	N	N	28404 228TH AV SE
006	202570	0370	4/28/04	\$229,500	1360	0	7	1991	3	10744	N	N	28323 SE 229TH PL
006	202570	0090	4/22/04	\$217,950	1360	0	7	1991	3	6568	Y	N	22935 SE 282ND ST
006	202570	1440	10/28/03	\$217,500	1360	0	7	1991	3	6500	N	N	22927 SE 281ST PL
006	202570	1060	10/12/05	\$280,000	1370	0	7	1993	3	7087	N	N	22962 SE 280TH PL
006	202570	1080	3/29/05	\$260,000	1370	0	7	1993	3	6600	N	N	22950 SE 280TH PL
006	202570	0880	10/25/04	\$249,950	1370	0	7	1992	3	8454	N	N	28213 231ST PL SE
006	202570	0460	12/21/04	\$250,000	1370	0	7	1992	3	7302	N	N	28226 231ST PL SE
006	053800	0550	9/23/04	\$229,000	1370	0	7	1998	3	4712	N	N	27628 237TH PL SE
006	053800	0280	5/26/04	\$222,750	1370	0	7	1999	3	4712	N	N	27629 238TH PL SE
006	202570	0870	4/19/04	\$209,000	1370	0	7	1992	3	6170	N	N	23041 SE 282ND CT
006	406830	0090	2/25/03	\$196,000	1370	0	7	1976	4	10625	N	N	28928 229TH PL SE
006	231001	0160	9/13/05	\$270,500	1380	0	7	1990	3	8377	N	N	27448 227TH PL SE
006	231001	0210	3/15/04	\$220,000	1380	0	7	1990	3	7245	N	N	27427 227TH PL SE
006	202570	0330	5/27/03	\$197,000	1380	0	7	1992	3	6000	N	N	22925 SE 283RD ST
006	231000	0530	3/25/05	\$247,950	1390	0	7	1990	3	7200	N	N	27513 227TH AV SE
006	202570	1020	5/24/05	\$273,000	1400	0	7	1991	3	6000	Y	N	28020 230TH AV SE
006	202570	0350	10/23/05	\$270,000	1400	0	7	1991	3	6000	N	N	28313 229TH PL SE
006	202570	1470	8/31/05	\$260,000	1400	0	7	1991	3	6742	N	N	28118 230TH AV SE
006	231000	0380	10/6/05	\$260,000	1400	0	7	1989	3	7735	N	N	22607 SE 273RD ST
006	231001	0260	11/8/04	\$240,000	1400	0	7	1990	3	7604	N	N	27329 227TH PL SE
006	231000	0480	5/20/05	\$245,000	1400	0	7	1990	3	7277	N	N	27426 227TH AV SE
006	231001	0230	4/24/04	\$219,950	1400	0	7	1990	3	7277	N	N	27415 227TH PL SE
006	231001	0010	4/23/04	\$218,000	1400	0	7	1990	4	7471	N	N	27314 227TH PL SE
006	231000	0320	4/18/03	\$202,000	1400	0	7	1989	3	9955	N	N	22741 SE 273RD ST
006	202570	0700	9/6/05	\$265,000	1410	0	7	1992	3	6751	N	N	23030 SE 281ST CT
006	231000	0110	10/5/05	\$267,500	1410	0	7	1990	3	7176	N	N	27415 226TH AV SE
006	202570	0670	10/27/05	\$247,000	1410	0	7	1992	3	6692	N	N	28023 231ST PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202570	0760	3/23/04	\$223,990	1410	0	7	1992	3	6466	N	N	28109 231ST PL SE
006	202570	1400	1/19/05	\$229,950	1410	0	7	1992	3	8096	N	N	22905 SE 281ST PL
006	202570	1320	5/7/04	\$220,000	1410	0	7	1992	3	6000	N	N	22934 SE 281ST PL
006	202570	0670	6/7/04	\$217,000	1410	0	7	1992	3	6692	N	N	28023 231ST PL SE
006	231003	0120	5/20/04	\$256,000	1410	480	7	1993	3	9073	N	N	22142 SE 277TH ST
006	202570	1340	11/3/03	\$210,000	1410	0	7	1992	3	6000	N	N	22922 SE 281ST ST
006	679140	0540	12/18/03	\$225,000	1410	500	7	1977	4	11968	N	N	22506 SE 322ND ST
006	278090	0220	8/26/04	\$239,968	1420	0	7	2004	3	5185	N	N	27605 240TH AV SE
006	231000	0350	6/3/04	\$219,900	1420	0	7	1989	3	7161	N	N	22723 SE 273RD ST
006	615180	0115	7/26/04	\$509,000	1430	680	7	1951	5	11708	Y	Y	29029 220TH PL SE
006	743710	0990	1/17/05	\$245,000	1430	0	7	1992	3	6118	N	N	28023 236TH AV SE
006	615180	0568	1/9/04	\$195,000	1430	0	7	1975	4	10412	N	N	21711 SE 290TH ST
006	231003	0470	2/22/05	\$272,300	1440	420	7	1993	3	6137	N	N	27626 220TH CT SE
006	757400	0070	7/14/03	\$219,500	1440	0	7	1969	4	19800	N	N	22202 SE 304TH ST
006	679140	0140	9/3/03	\$230,000	1440	550	7	1977	4	19028	N	N	22714 SE 322ND PL
006	231001	0150	12/5/05	\$275,000	1450	0	7	1990	3	9543	N	N	27444 227TH PL SE
006	231000	0160	4/26/05	\$257,950	1450	0	7	1990	3	7217	N	N	27313 226TH AV SE
006	202570	0200	1/24/05	\$238,000	1450	0	7	1991	3	5858	N	N	28305 229TH AV SE
006	231000	0010	10/5/04	\$244,950	1450	0	7	1990	3	9456	N	N	27475 226TH AV SE
006	231000	0140	9/3/04	\$229,000	1450	0	7	1990	3	7413	N	N	27325 226TH AV SE
006	231000	0190	7/29/04	\$226,900	1450	0	7	1990	3	8286	N	N	22600 SE 273RD ST
006	231001	0130	1/28/04	\$205,000	1450	0	7	1990	3	7042	N	N	27436 227TH PL SE
006	231000	0160	1/30/03	\$216,000	1450	0	7	1990	3	7217	N	N	27313 226TH AV SE
006	231000	0090	9/17/03	\$213,500	1450	0	7	1990	3	7290	N	N	27427 226TH AV SE
006	679140	0060	6/12/03	\$192,500	1450	0	7	1977	4	12150	N	N	22704 SE 324TH ST
006	231000	0100	2/11/03	\$205,000	1450	0	7	1990	3	7158	N	N	27421 226TH AV SE
006	231003	0150	7/10/03	\$226,000	1460	0	7	1994	3	6083	N	N	22133 SE 277TH ST
006	332206	9105	10/7/03	\$308,200	1460	1460	7	1981	4	44431	N	N	22625 SE 281ST ST
006	202570	1110	4/3/03	\$199,900	1460	0	7	1993	3	6600	N	N	22932 SE 280TH PL
006	202570	0170	8/10/04	\$236,500	1470	0	7	1991	3	5698	N	N	22910 SE 283RD ST
006	231001	0100	9/15/03	\$199,950	1470	0	7	1990	3	7238	N	N	27418 227TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	679140	1020	8/9/05	\$285,950	1490	340	7	1978	4	17820	N	N	32343 227TH AV SE
006	743710	0580	7/11/05	\$275,950	1500	0	7	1991	3	6242	N	N	28121 234TH AV SE
006	743710	0170	7/12/04	\$253,000	1500	0	7	1994	3	6097	N	N	28029 232ND PL SE
006	679140	0160	10/20/04	\$220,000	1500	0	7	1988	3	13464	N	N	32116 227TH AV SE
006	743710	0350	1/27/04	\$229,950	1500	0	7	1992	3	6019	N	N	28149 233RD AV SE
006	743710	0590	10/5/03	\$225,000	1500	0	7	1991	3	6449	N	N	28115 234TH AV SE
006	231003	0010	2/20/04	\$270,000	1500	970	7	1993	3	6009	N	N	27602 221ST AV SE
006	202570	0620	2/8/05	\$245,000	1520	0	7	1992	3	6812	N	N	28004 231ST PL SE
006	202570	0550	12/5/03	\$223,000	1520	0	7	1992	3	6000	N	N	28106 231ST PL SE
006	202570	0240	1/23/03	\$213,000	1520	0	7	1992	3	6437	N	N	28325 229TH AV SE
006	278125	0060	9/26/05	\$292,000	1530	0	7	2005	3	4050	N	N	23706 SE 281ST ST
006	202570	0080	3/30/05	\$249,995	1530	0	7	1991	3	6000	Y	N	22929 SE 282ND ST
006	053800	0030	5/16/05	\$260,000	1540	0	7	1998	3	6250	N	N	27615 237TH PL SE
006	679140	0650	8/15/05	\$306,000	1550	420	7	1977	4	11968	N	N	22513 SE 322ND ST
006	406760	0345	12/15/05	\$575,000	1560	790	7	1940	4	11685	Y	Y	29825 232ND AV SE
006	928380	0192	7/9/04	\$372,000	1570	640	7	1973	4	33165	N	N	22443 SE 300TH ST
006	757400	0100	8/8/05	\$320,000	1580	0	7	1968	4	19998	N	N	22232 SE 304TH ST
006	053800	0440	3/25/05	\$245,000	1580	0	7	1998	3	4698	N	N	27619 238TH AV SE
006	615180	0202	3/6/03	\$293,000	1590	520	7	2000	3	11535	Y	N	28916 218TH AV SE
006	615180	0563	2/9/04	\$203,500	1590	0	7	1961	4	9600	N	N	29103 218TH PL SE
006	202570	0820	11/1/05	\$305,900	1600	0	7	1993	3	20482	N	N	23020 SE 282ND CT
006	231003	0460	9/27/04	\$252,000	1600	0	7	1993	3	6003	N	N	27620 220TH CT SE
006	202570	0820	10/24/03	\$210,000	1600	0	7	1993	3	20482	N	N	23020 SE 282ND CT
006	231003	0380	9/23/03	\$220,000	1600	0	7	1993	3	8176	N	N	27619 220TH CT SE
006	053800	0320	5/24/04	\$248,000	1610	0	7	1999	3	4674	N	N	27653 238TH PL SE
006	278125	1000	6/16/05	\$274,984	1610	0	7	2005	3	4104	N	N	23906 SE 282ND ST
006	278125	1030	5/16/05	\$266,900	1610	0	7	2005	3	3570	N	N	28128 239TH AV SE
006	278125	1160	4/15/05	\$266,900	1610	0	7	2005	3	3570	N	N	23820 SE 282ND ST
006	278125	1110	7/20/04	\$251,892	1610	0	7	2004	3	3570	N	N	23810 SE 281ST PL
006	278125	1070	2/1/05	\$254,938	1610	0	7	2005	3	3995	N	N	23828 SE 281ST LN
006	278125	1090	12/21/04	\$250,900	1610	0	7	2005	3	3570	N	N	23818 SE 281ST LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	278125	1130	9/23/04	\$242,900	1610	0	7	2004	3	3861	N	N	23806 SE 282ND ST
006	202570	1550	2/14/03	\$200,000	1610	0	7	1994	3	6000	N	N	22820 SE 282ND ST
006	231001	0170	3/10/05	\$269,500	1620	0	7	1990	3	7132	N	N	22715 SE 275TH ST
006	231000	0280	12/30/04	\$250,000	1620	0	7	1989	3	6415	N	N	22734 SE 273RD ST
006	231001	0110	2/8/05	\$245,000	1620	0	7	1990	3	7380	N	N	27424 227TH PL SE
006	231003	0370	12/9/04	\$258,599	1620	0	7	1993	3	6687	N	N	27625 220TH CT SE
006	231001	0170	5/14/03	\$215,000	1620	0	7	1990	3	7132	N	N	22715 SE 275TH ST
006	231000	0370	6/3/04	\$215,000	1620	0	7	1989	3	7209	N	N	22617 SE 273RD ST
006	757420	0180	8/25/05	\$340,500	1630	860	7	1975	4	38475	N	N	29633 235TH AV SE
006	231000	0520	4/18/03	\$223,000	1630	0	7	1990	3	7859	N	N	27519 227TH AV SE
006	231003	0270	9/1/05	\$328,750	1640	0	7	1993	3	6721	N	N	22023 SE 277TH ST
006	743710	1030	5/25/04	\$249,950	1640	0	7	1991	3	7668	N	N	28006 236TH AV SE
006	743710	0460	4/29/04	\$249,950	1640	0	7	1992	3	6217	N	N	28112 233RD AV SE
006	439220	0050	1/3/03	\$420,000	1640	1180	7	1976	3	12100	Y	Y	22516 SE 304TH PL
006	231000	0330	2/11/04	\$221,950	1640	0	7	1989	3	7266	N	N	22737 SE 273RD ST
006	231000	0330	3/4/03	\$213,700	1640	0	7	1989	3	7266	N	N	22737 SE 273RD ST
006	231003	0080	8/24/05	\$320,000	1650	0	7	1994	3	7852	N	N	22122 SE 277TH ST
006	231000	0650	9/22/05	\$289,950	1650	0	7	1990	3	7344	N	N	27442 226TH AV SE
006	202570	0890	4/21/04	\$234,950	1650	0	7	1992	3	6299	N	N	23028 SE 283RD PL
006	231003	0200	1/7/03	\$240,000	1650	0	7	1994	3	6419	N	N	22065 SE 277TH ST
006	231000	0650	9/8/03	\$217,500	1650	0	7	1990	3	7344	N	N	27442 226TH AV SE
006	743710	0290	12/6/05	\$319,900	1660	0	7	1994	3	6179	N	N	28116 232ND PL SE
006	743710	0290	12/3/03	\$222,500	1660	0	7	1994	3	6179	N	N	28116 232ND PL SE
006	202570	0790	4/6/04	\$239,500	1670	0	7	1992	3	6666	N	N	28127 231ST PL SE
006	332206	9062	7/28/03	\$229,000	1670	0	7	1972	4	30732	N	N	21646 SE 276TH ST
006	679140	0230	6/18/04	\$251,000	1690	0	7	1988	3	17490	N	N	32016 226TH AV SE
006	757420	0070	5/5/05	\$300,000	1700	0	7	1979	3	49222	N	N	23515 SE 299TH ST
006	202570	0900	10/1/03	\$228,900	1700	0	7	1993	3	6200	N	N	23022 SE 283RD PL
006	053800	0200	6/20/03	\$315,000	1710	0	7	1999	3	5500	N	N	27636 238TH PL SE
006	053800	0410	6/22/05	\$290,000	1710	0	7	1998	3	1773	N	N	27608 238TH AV SE
006	053800	0010	12/16/04	\$255,000	1710	0	7	1999	3	6042	N	N	27603 - 237TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	053800	0500	4/22/04	\$253,800	1710	0	7	1999	3	4864	N	N	27655 238TH AV SE
006	053800	0260	1/12/04	\$239,500	1710	0	7	1999	3	4717	N	N	27617 238TH PL SE
006	053800	0140	5/15/03	\$232,000	1710	0	7	1999	3	5867	N	N	23825 SE 277TH PL
006	053800	0200	7/16/03	\$232,000	1710	0	7	1999	3	5500	N	N	27636 238TH PL SE
006	743710	0210	12/12/03	\$238,000	1730	0	7	1993	3	6368	N	N	28002 232ND PL SE
006	561600	0110	2/21/05	\$268,450	1740	0	7	2004	3	4549	N	N	28119 225TH PL SE
006	278125	1060	7/27/05	\$284,600	1740	0	7	2005	3	3861	N	N	28110 239TH AV SE
006	743710	1090	1/25/05	\$263,000	1740	0	7	1991	3	7824	N	N	28114 236TH AV SE
006	278125	1050	6/14/05	\$277,000	1740	0	7	2005	3	3570	N	N	28116 239TH AV SE
006	278125	1180	5/6/05	\$275,600	1740	0	7	2005	3	3881	N	N	23830 SE 282ND ST
006	278125	1150	5/17/05	\$275,600	1740	0	7	2005	3	3570	N	N	23816 SE 282ND ST
006	561600	0110	6/3/04	\$232,950	1740	0	7	2004	3	4549	N	N	28119 225TH PL SE
006	278125	1080	10/29/04	\$265,000	1740	0	7	2004	3	3570	N	N	23824 SE 281ST LN
006	278125	1100	8/20/04	\$249,900	1740	0	7	2004	3	3570	N	N	23814 SE 281ST PL
006	278125	1120	11/17/05	\$299,950	1750	0	7	2004	3	4088	N	N	23804 SE 281ST PL
006	278125	1120	9/15/04	\$257,500	1750	0	7	2004	3	4088	N	N	23804 SE 281ST PL
006	231005	0140	10/10/03	\$240,550	1760	0	7	2003	3	6355	N	N	22517 SE 277TH PL
006	231005	0150	7/21/03	\$235,000	1760	0	7	2003	3	6414	N	N	22521 227TH PL SE
006	231005	0050	9/26/03	\$234,950	1760	0	7	2003	3	7334	N	N	22522 227TH PL SE
006	202570	0180	6/16/04	\$234,950	1760	0	7	1991	3	5421	N	N	22904 SE 283RD ST
006	231005	0030	8/12/03	\$229,950	1760	0	7	2003	3	7334	N	N	22530 227TH PL SE
006	500960	0010	8/25/05	\$286,950	1770	0	7	2003	3	5855	N	N	21614 SE 283RD ST
006	278125	0240	7/21/04	\$307,766	1770	0	7	2004	3	5400	N	N	28122 236TH PL SE
006	278125	0130	10/27/04	\$308,900	1770	0	7	2004	3	6628	N	N	28107 236TH PL SE
006	278125	0070	7/22/04	\$303,900	1770	0	7	2004	3	4950	N	N	23636 SE 281ST ST
006	278125	0400	7/19/04	\$306,900	1770	0	7	2003	3	4950	N	N	28126 237TH AV SE
006	278125	0180	4/28/04	\$301,900	1770	0	7	2004	3	6454	N	N	28137 236TH PL SE
006	278125	0280	11/3/04	\$296,900	1770	0	7	2003	3	5400	N	N	28117 237TH AV SE
006	743710	0080	2/6/04	\$245,000	1770	0	7	1991	3	7860	N	N	23209 SE 282ND PL
006	231006	0160	2/13/03	\$229,950	1770	0	7	2003	3	6992	N	N	21674 SE 281ST ST
006	231006	0090	5/29/03	\$224,950	1770	0	7	2003	3	5689	N	N	21651 SE 281ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	500960	0050	9/11/03	\$226,500	1770	0	7	2003	3	5000	N	N	21638 SE 283RD ST
006	231006	0170	1/16/03	\$224,950	1770	0	7	2003	3	5771	N	N	21668 SE 281ST ST
006	278090	0130	9/1/04	\$236,841	1770	0	7	2004	3	5923	N	N	23932 SE 277TH PL
006	278090	0250	9/27/04	\$233,950	1770	0	7	2004	3	4884	N	N	27623 240TH AV SE
006	500960	0060	7/15/03	\$218,950	1770	0	7	2003	3	5000	N	N	21644 SE 283RD ST
006	278090	0070	5/17/04	\$228,950	1770	0	7	2004	3	4675	N	N	27641 239TH PL SE
006	743710	0120	12/29/05	\$324,900	1780	0	7	1992	3	6221	N	N	28123 232ND PL SE
006	743710	0440	10/18/04	\$257,000	1780	0	7	1992	3	6977	N	N	28102 233RD AV SE
006	202570	1510	4/15/04	\$226,250	1780	0	7	1992	3	6000	Y	N	22924 SE 282ND ST
006	231006	0050	9/16/03	\$227,000	1790	0	7	2003	3	5685	N	N	21627 SE 281ST ST
006	500960	0160	3/24/03	\$228,000	1790	0	7	2003	3	8062	N	N	21641 SE 283RD ST
006	231006	0190	9/4/03	\$219,950	1790	0	7	2003	3	5564	N	N	21654 SE 281ST ST
006	500960	0030	7/23/03	\$214,950	1790	0	7	2003	3	5000	N	N	21626 SE 283RD ST
006	202570	0150	9/29/05	\$300,000	1800	0	7	1992	3	6000	N	N	22922 SE 283RD ST
006	561600	0170	9/26/05	\$288,900	1800	0	7	2004	3	4279	N	N	28105 226TH PL SE
006	561600	0170	6/23/04	\$238,000	1800	0	7	2004	3	4279	N	N	28105 226TH PL SE
006	561600	0050	9/27/04	\$237,865	1800	0	7	2004	3	4878	N	N	28145 226TH PL SE
006	231006	0230	9/19/03	\$226,450	1800	0	7	2003	3	5555	N	N	21630 SE 281ST ST
006	561600	0130	5/14/04	\$220,000	1800	0	7	2004	3	4849	N	N	28107 225TH PL SE
006	500960	0100	8/7/03	\$214,950	1800	0	7	2003	3	6804	N	N	21668 SE 283RD ST
006	202570	0340	8/2/04	\$250,000	1810	0	7	1992	3	5866	N	N	22931 SE 283RD ST
006	202570	1380	8/9/04	\$249,950	1810	0	7	1992	3	6899	N	N	22802 SE 281ST PL
006	231006	0040	9/24/03	\$227,200	1810	0	7	2003	3	5669	N	N	21621 SE 281ST ST
006	231006	0240	10/3/03	\$223,500	1810	0	7	2003	3	5566	N	N	21624 SE 281ST ST
006	231006	0080	3/17/03	\$219,950	1810	0	7	2003	3	5698	N	N	21645 SE 281ST ST
006	500960	0020	7/9/03	\$222,670	1810	0	7	2003	3	5000	N	N	21620 SE 283RD ST
006	500960	0130	3/13/03	\$220,225	1810	0	7	2003	3	9055	N	N	21663 SE 283RD ST
006	231006	0200	8/4/03	\$214,950	1810	0	7	2003	3	5555	N	N	21648 SE 281ST ST
006	231003	0090	1/16/04	\$235,000	1810	0	7	1993	3	6765	N	N	22128 SE 277TH ST
006	743710	0450	7/12/05	\$289,950	1820	0	7	1992	3	8693	N	N	28106 233RD AV SE
006	615180	0275	6/3/04	\$499,950	1820	0	7	1992	3	18020	Y	Y	29250 218TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	743710	0450	11/29/04	\$265,000	1820	0	7	1992	3	8693	N	N	28106 233RD AV SE
006	202570	1560	8/23/05	\$295,950	1830	0	7	1994	3	6000	N	N	22814 SE 282ND ST
006	202570	1560	5/27/04	\$250,000	1830	0	7	1994	3	6000	N	N	22814 SE 282ND ST
006	278090	0050	12/2/03	\$229,044	1830	0	7	2003	3	4675	N	N	27631 239TH PL SE
006	615180	0625	6/2/04	\$424,900	1840	1200	7	1983	4	23442	N	N	29030 220TH PL SE
006	202570	0490	4/1/05	\$277,950	1840	0	7	1994	3	6000	N	N	28208 231ST PL SE
006	202570	0490	2/5/04	\$244,500	1840	0	7	1994	3	6000	N	N	28208 231ST PL SE
006	278090	0090	6/8/04	\$235,950	1840	0	7	2004	3	4930	N	N	27651 239TH PL SE
006	278090	0120	5/3/04	\$229,450	1840	0	7	2004	3	5101	N	N	23917 SE 277TH PL
006	278090	0060	12/22/03	\$227,500	1840	0	7	2004	3	4675	N	N	27637 239TH PL SE
006	231005	0070	1/25/05	\$282,550	1850	0	7	2003	3	7334	N	N	22512 SE 277TH PL
006	743710	0640	2/8/05	\$286,000	1850	0	7	1992	3	6000	N	N	28009 234TH AV SE
006	757070	0050	10/7/05	\$275,000	1850	0	7	1969	4	18164	N	N	31012 228TH AV SE
006	231005	0090	4/6/04	\$256,950	1850	0	7	2003	3	7898	N	N	22506 SE 277TH PL
006	231005	0100	4/6/04	\$274,950	1850	670	7	2003	3	6566	N	N	22504 SE 277TH PL
006	231005	0110	4/20/04	\$274,950	1850	670	7	2003	3	6170	N	N	22503 SE 277TH PL
006	231005	0120	3/3/04	\$254,950	1850	0	7	2003	3	7237	N	N	22501 SE 277TH PL
006	231005	0080	1/7/04	\$236,210	1850	0	7	2003	3	6967	N	N	22508 SE 277TH PL
006	743710	1160	6/9/03	\$237,450	1850	0	7	1991	3	7200	N	N	23503 SE 282ND PL
006	231005	0070	12/29/03	\$229,950	1850	0	7	2003	3	7334	N	N	22512 SE 277TH PL
006	743710	0610	10/25/04	\$279,900	1860	0	7	1991	3	6405	N	N	28027 234TH AV SE
006	743710	0950	11/9/04	\$264,950	1860	0	7	1992	3	7258	N	N	23516 SE 282ND PL
006	743710	1080	3/11/04	\$251,000	1860	0	7	1991	3	7788	N	N	28108 236TH AV SE
006	679140	0220	6/14/05	\$290,500	1870	0	7	1986	4	12740	N	N	32026 226TH AV SE
006	406760	0240	2/23/05	\$569,950	1880	0	7	1934	5	17040	Y	Y	29459 232ND AV SE
006	253880	0120	11/10/05	\$280,000	1880	0	7	1977	4	9750	N	N	22919 SE 287TH ST
006	743710	0240	9/22/05	\$330,000	1890	0	7	1993	3	6203	N	N	28020 232ND PL SE
006	743710	1010	9/2/03	\$250,000	1890	0	7	1992	3	6000	N	N	28011 236TH AV SE
006	278090	0040	5/18/04	\$243,950	1890	0	7	2004	3	4675	N	N	27625 239TH PL SE
006	278090	0150	6/16/04	\$239,025	1890	0	7	2004	3	5806	N	N	23920 SE 277TH PL
006	743710	0340	9/17/03	\$257,500	1900	0	7	1992	3	5889	N	N	28155 233RD AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	202570	1390	7/9/04	\$255,000	1900	0	7	1992	3	7479	N	N	22901 SE 281ST PL
006	231003	0070	3/10/04	\$259,950	1900	0	7	1994	3	9408	N	N	22118 SE 277TH ST
006	053800	0420	6/14/05	\$289,500	1910	0	7	1998	3	4801	N	N	27607 238TH AV SE
006	202570	1540	7/20/04	\$251,950	1910	0	7	1994	3	6000	N	N	22826 SE 282ND ST
006	561600	0010	2/5/05	\$252,970	1910	0	7	2005	3	5047	N	N	28106 226TH PL SE
006	278091	0030	10/27/04	\$270,000	1920	0	7	2004	3	5606	N	N	24031 SE 277TH PL
006	743710	0530	10/28/05	\$357,500	1930	0	7	1992	3	7398	N	N	28156 233RD AV SE
006	202570	0220	12/20/05	\$351,153	1940	0	7	1991	3	6600	N	N	28315 229TH AV SE
006	278090	0110	5/10/04	\$241,363	1940	0	7	2004	3	4860	N	N	23913 SE 277TH PL
006	278090	0240	7/19/04	\$240,950	1940	0	7	2004	3	4887	N	N	27617 240TH AV SE
006	278090	0200	1/26/04	\$241,950	1940	0	7	2004	3	5100	N	N	27616 239TH PL SE
006	278090	0030	1/8/04	\$236,000	1940	0	7	2004	3	4675	N	N	27619 239TH PL SE
006	278090	0270	5/28/04	\$233,950	1940	0	7	2004	3	4879	N	N	27635 240TH AV SE
006	332206	9055	7/25/03	\$385,000	1950	0	7	1969	5	83635	N	N	21656 SE 276TH ST
006	510890	0020	9/1/04	\$262,880	1970	0	7	2004	3	4990	N	N	27456 237TH PL SE
006	510890	0080	8/13/04	\$256,280	1970	0	7	2004	3	5600	N	N	27432 237TH PL SE
006	510890	0030	8/9/04	\$251,222	1970	0	7	2004	3	5509	N	N	27454 237TH PL SE
006	500960	0150	4/25/03	\$243,300	1970	0	7	2003	3	8931	N	N	21647 SE 283RD ST
006	500960	0040	5/27/03	\$242,950	1970	0	7	2003	3	5000	N	N	21632 SE 283RD ST
006	231006	0130	3/14/03	\$237,000	1970	0	7	2003	3	7926	N	N	21675 SE 281ST ST
006	231006	0180	5/30/03	\$234,950	1970	0	7	2003	3	5568	N	N	21660 SE 281ST ST
006	231006	0030	2/27/03	\$234,950	1970	0	7	2003	3	5679	N	N	21615 SE 281ST ST
006	231006	0100	7/28/03	\$220,000	1970	0	7	2003	3	5674	N	N	21657 SE 281ST ST
006	561600	0030	10/25/04	\$265,450	1980	0	7	2004	3	4745	N	N	28118 226TH PL SE
006	561600	0090	7/1/04	\$240,950	1980	0	7	2004	3	4591	N	N	28129 225TH PL SE
006	231005	0040	9/26/03	\$244,950	1980	0	7	2003	3	7334	N	N	22526 227TH PL SE
006	231005	0020	10/20/03	\$244,950	1980	0	7	2003	3	7134	N	N	22534 SE 277TH PL
006	231005	0160	9/25/03	\$244,950	1980	0	7	2003	3	6576	N	N	22525 SE 277TH PL
006	231005	0060	11/4/03	\$244,950	1980	0	7	2003	3	7334	N	N	22518 SE 277TH PL
006	561600	0040	10/5/04	\$235,150	1980	0	7	2004	3	5053	N	N	28124 226TH PL SE
006	561600	0160	9/21/04	\$234,800	1980	0	7	2004	3	4494	N	N	28120 225TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	561600	0120	7/6/04	\$233,950	1980	0	7	2004	3	4500	N	N	28113 225TH PL SE
006	561600	0020	9/14/04	\$229,950	1980	0	7	2004	3	4744	N	N	28112 226TH PL SE
006	561600	0180	6/4/04	\$224,900	1980	0	7	2004	3	4308	N	N	28111 226TH PL SE
006	231006	0220	4/16/03	\$234,950	1990	0	7	2003	3	5551	N	N	21636 SE 281ST ST
006	278090	0080	5/19/04	\$243,950	1990	0	7	2004	3	4675	N	N	27647 239TH PL SE
006	253870	0080	3/16/04	\$224,950	2000	0	7	1962	4	9750	N	N	22951 SE 287TH ST
006	053800	0430	7/25/05	\$311,500	2010	0	7	1998	3	4698	N	N	27613 238TH AV SE
006	053800	0210	4/11/05	\$265,000	2010	0	7	1999	3	5500	N	N	27630 238TH PL SE
006	053800	0170	11/18/03	\$227,500	2010	0	7	1999	3	5718	N	N	27654 238TH PL SE
006	510890	0070	9/21/04	\$292,177	2040	0	7	2004	3	5600	N	N	27438 237TH PL SE
006	510890	0050	9/20/04	\$286,132	2040	0	7	2004	3	5926	N	N	27446 237TH PL SE
006	510890	0150	8/19/04	\$284,620	2040	0	7	2004	3	5250	N	N	27401 237TH PL SE
006	510890	0190	8/23/04	\$279,199	2040	0	7	2004	3	5600	N	N	27431 237TH PL SE
006	278125	1270	8/1/05	\$322,900	2060	0	7	2005	3	4643	N	N	24008 SE 281ST ST
006	278125	1230	5/13/05	\$297,900	2060	0	7	2005	3	4643	N	N	23916 SE 281ST ST
006	278090	0020	3/22/05	\$297,000	2070	0	7	2004	3	4675	N	N	27613 239TH PL SE
006	278125	1190	6/8/05	\$313,400	2070	0	7	2005	3	4682	N	N	23822 SE 281ST ST
006	278125	1250	5/23/05	\$313,400	2070	0	7	2005	3	1643	N	N	23928 SE 281ST ST
006	278125	0230	2/10/05	\$296,900	2070	0	7	2004	3	4500	N	N	28128 236TH PL SE
006	053800	0560	10/5/04	\$262,000	2070	0	7	1998	3	4715	N	N	27622 237TH PL SE
006	278090	0100	6/2/04	\$265,950	2070	0	7	2004	3	6171	N	N	23907 SE 277TH PL
006	278125	0350	12/17/04	\$281,900	2070	0	7	2004	3	6479	N	N	23641 SE 282ND ST
006	278090	0020	1/7/04	\$250,950	2070	0	7	2004	3	4675	N	N	27613 239TH PL SE
006	053800	0360	5/23/03	\$229,950	2070	0	7	1998	3	4698	N	N	27638 238TH AV SE
006	053800	0100	5/3/05	\$295,450	2090	0	7	1998	3	5400	N	N	23733 SE 277TH PL
006	053800	0160	12/17/04	\$285,000	2090	0	7	1998	3	6951	N	N	27660 238TH PL SE
006	757420	0110	6/6/03	\$295,000	2090	0	7	1988	3	47044	N	N	29660 235TH AV SE
006	053800	0580	2/5/03	\$239,950	2090	0	7	1998	3	4720	N	N	27610 237TH PL SE
006	053800	0300	2/24/03	\$236,000	2090	0	7	1999	3	4707	N	N	27641 238TH PL SE
006	510890	0140	9/3/04	\$266,807	2100	0	7	2004	3	4410	N	N	23702 SE 274TH ST
006	510890	0230	10/15/04	\$262,233	2100	0	7	2004	3	7360	N	N	27453 237TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510890	0110	9/13/04	\$259,950	2100	0	7	2004	3	5936	N	N	27414 237TH PL SE
006	510890	0160	8/31/04	\$257,228	2100	0	7	2004	3	4514	N	N	27405 237TH PL SE
006	278091	0070	12/2/04	\$276,950	2110	0	7	2004	3	4118	N	N	24024 SE 277TH PL
006	231005	0130	7/29/03	\$264,950	2140	0	7	2003	3	7076	N	N	22511 SE 277TH PL
006	231005	0170	8/15/03	\$259,950	2140	0	7	2003	3	8539	N	N	22531 227TH PL SE
006	278090	0180	4/7/04	\$264,950	2140	0	7	2004	3	5100	N	N	27628 239TH PL SE
006	278090	0280	10/7/04	\$275,950	2150	0	7	2004	3	13018	N	N	27639 240TH AV SE
006	278090	0160	9/29/04	\$275,950	2150	0	7	2004	3	4681	N	N	27640 239TH PL SE
006	561600	0070	6/1/04	\$253,250	2170	0	7	2004	3	4497	N	N	28137 225TH PL SE
006	561600	0150	6/2/04	\$249,950	2170	0	7	2004	3	4388	N	N	28116 225TH PL SE
006	743710	0160	7/15/05	\$324,950	2180	0	7	1994	3	6110	N	N	28035 232ND PL SE
006	743710	0160	3/8/05	\$299,950	2180	0	7	1994	3	6110	N	N	28035 232ND PL SE
006	278125	0420	7/14/04	\$301,000	2190	0	7	2003	3	5266	N	N	23707 SE 281ST ST
006	278090	0230	9/21/04	\$255,950	2200	0	7	2004	3	4890	N	N	27611 240TH AV SE
006	278125	0010	12/30/05	\$339,000	2220	0	7	2004	3	5132	N	N	23810 SE 281ST ST
006	053800	0330	12/2/04	\$280,950	2220	0	7	1998	3	4822	N	N	27656 238TH AV SE
006	278125	0360	3/30/05	\$295,900	2220	0	7	2004	3	7673	N	N	28150 237TH AV SE
006	278125	0010	3/23/05	\$286,900	2220	0	7	2004	3	5132	N	N	23810 SE 281ST ST
006	053800	0510	2/14/05	\$280,900	2230	0	7	1998	3	4764	N	N	27652 237TH PL SE
006	053800	0480	12/8/04	\$274,900	2230	0	7	1998	3	4698	N	N	27643 238TH AV SE
006	743710	0930	5/19/04	\$270,000	2230	0	7	1992	3	8513	N	N	23504 SE 282ND PL
006	053800	0190	8/28/03	\$255,000	2230	0	7	1999	3	5500	N	N	27642 238TH PL SE
006	342206	9066	1/29/03	\$400,000	2290	0	7	1951	5	22430	N	N	23928 SE 276TH ST
006	278125	1200	7/28/05	\$332,900	2310	0	7	2005	3	4644	N	N	23828 SE 281ST ST
006	231006	0070	5/22/03	\$256,950	2310	0	7	2003	3	6270	N	N	21639 SE 281ST ST
006	231006	0140	3/21/03	\$249,950	2310	0	7	2003	3	7234	N	N	21681 SE 281ST ST
006	156050	0050	6/24/04	\$270,000	2340	0	7	2002	3	4966	N	N	24030 SE 279TH ST
006	156050	0020	2/11/04	\$264,000	2340	0	7	2002	3	5000	N	N	24016 SE 279TH ST
006	156050	0030	3/22/04	\$254,082	2340	0	7	2002	3	5000	N	N	24020 SE 279TH ST
006	278125	1290	8/12/05	\$322,900	2370	0	7	2005	3	4643	N	N	24020 SE 281ST ST
006	278091	0050	12/2/04	\$299,950	2370	0	7	2004	3	4825	N	N	24039 SE 277TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278091	0080	10/20/04	\$299,950	2370	0	7	2004	3	4379	N	N	24018 SE 277TH PL
006	278125	0050	12/13/04	\$312,900	2370	0	7	2004	3	4500	N	N	23712 SE 281ST ST
006	156050	0130	9/28/04	\$300,000	2380	0	7	2002	3	4581	N	N	24027 SE 279TH ST
006	156050	0070	6/19/03	\$270,000	2390	0	7	2002	3	5820	N	N	24038 SE 279TH ST
006	156050	0160	12/17/04	\$264,000	2390	0	7	2002	3	5000	N	N	24015 SE 279TH ST
006	156050	0040	12/2/04	\$262,000	2390	0	7	2002	3	5000	N	N	24026 SE 279TH ST
006	156050	0090	2/10/04	\$259,950	2390	0	7	2002	3	4601	N	N	24041 SE 279TH ST
006	156050	0140	5/6/04	\$267,500	2430	0	7	2002	3	4733	N	N	24025 SE 279TH ST
006	156050	0060	6/25/04	\$259,000	2430	0	7	2002	3	5005	N	N	24036 SE 279TH ST
006	156050	0110	12/29/03	\$254,000	2430	0	7	2002	3	4456	N	N	24037 SE 279TH ST
006	156050	0010	11/4/04	\$244,000	2430	0	7	2002	3	5363	N	N	24010 SE 279TH ST
006	278090	0010	6/17/04	\$297,950	2450	0	7	2003	3	4714	N	N	27607 239TH PL SE
006	278090	0190	3/29/04	\$279,950	2450	0	7	2004	3	5100	N	N	27622 239TH PL SE
006	278090	0210	2/2/04	\$276,950	2450	0	7	2004	3	6805	N	N	27610 239TH PL SE
006	561600	0080	4/24/04	\$269,000	2490	0	7	2004	3	4500	N	N	28133 225TH PL SE
006	561600	0140	7/9/04	\$266,800	2490	0	7	2004	3	4628	N	N	28108 225TH PL SE
006	510890	0170	10/19/04	\$309,950	2510	0	7	2004	3	5954	N	N	27409 237TH PL SE
006	743710	0380	6/25/03	\$242,000	2510	0	7	1992	3	6405	N	N	28131 233RD AV SE
006	278091	0100	2/8/05	\$308,950	2530	0	7	2004	3	4229	N	N	24006 SE 277TH PL
006	278125	0100	7/21/04	\$315,850	2550	0	7	2004	3	5349	N	N	23620 SE 281ST ST
006	278125	0080	1/28/05	\$313,900	2550	0	7	2004	3	4950	N	N	2360 SE 281ST ST
006	278125	0410	6/2/04	\$304,900	2550	0	7	2003	3	4950	N	N	28120 237TH AV SE
006	156050	0150	10/11/04	\$271,000	2560	0	7	2002	3	5115	N	N	24021 SE 279TH ST
006	156050	0100	3/1/05	\$269,000	2560	0	7	2002	3	5607	N	N	24039 SE 279TH ST
006	156050	0120	12/6/04	\$269,000	2560	0	7	2002	3	4746	N	N	24029 SE 279TH ST
006	156050	0080	9/25/04	\$269,000	2560	0	7	2002	3	4486	N	N	24040 SE 279TH ST
006	278125	0030	3/23/05	\$344,693	2640	0	7	2004	3	4950	N	N	2374 SE 281ST ST
006	278125	1210	6/28/05	\$336,200	2640	0	7	2005	3	4643	N	N	23834 SE 281ST ST
006	278125	1280	8/9/05	\$336,200	2640	0	7	2005	3	4643	N	N	24014 SE 281ST ST
006	278125	0390	3/21/05	\$337,600	2640	0	7	2004	3	4950	N	N	28132 237TH AV SE
006	278125	0140	6/28/04	\$324,200	2640	0	7	2004	3	6360	N	N	28113 236TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	278125	0290	8/2/04	\$324,200	2640	0	7	2003	3	4500	N	N	28123 237TH AV SE
006	278125	0160	6/18/04	\$324,200	2640	0	7	2004	3	6407	N	N	28125 236TH PL SE
006	278125	0110	10/29/03	\$305,000	2640	0	7	2003	3	7388	N	N	23610 SE 281ST ST
006	278125	0370	8/2/04	\$300,900	2670	0	7	2004	3	5024	N	N	28144 237TH AV SE
006	278125	0170	11/22/04	\$303,900	2670	0	7	2004	3	6431	N	N	28131 236TH PL SE
006	278091	0040	6/28/04	\$325,000	2690	0	7	2004	3	4370	N	N	24035 SE 277TH PL
006	278125	0340	4/5/05	\$328,000	2690	0	7	2004	3	5282	N	N	23635 SE 282ND ST
006	278091	0010	1/24/05	\$292,950	2690	0	7	2004	3	5251	N	N	24019 SE 277TH PL
006	278091	0060	10/22/04	\$281,950	2690	0	7	2004	3	4060	N	N	27720 241ST AV SE
006	278091	0090	10/28/04	\$286,000	2690	0	7	2004	3	4394	N	N	24012 SE 277TH PL
006	278091	0020	11/15/04	\$281,950	2690	0	7	2004	3	5092	N	N	24027 SE 277TH PL
006	278125	0330	8/3/05	\$395,000	2760	0	7	2004	3	5639	N	N	23630 SE 282ND ST
006	278125	0430	6/28/05	\$357,000	2760	0	7	2003	3	4950	N	N	23715 SE 281ST ST
006	278125	0300	12/20/04	\$329,092	2760	0	7	2004	3	4950	N	N	28129 237TH AV SE
006	278125	0330	6/21/04	\$317,900	2760	0	7	2004	3	5639	N	N	23630 SE 282ND ST
006	278125	0260	4/13/04	\$316,500	2760	0	7	2004	3	5173	N	N	28110 236TH PL SE
006	278125	0430	12/11/03	\$313,900	2760	0	7	2003	3	4950	N	N	23715 SE 281ST ST
006	278125	0320	6/7/04	\$310,600	2770	0	7	2004	3	5674	N	N	23636 SE 282ND ST
006	278125	0020	6/25/04	\$310,600	2770	0	7	2004	3	4950	N	N	23804 SE 281ST ST
006	278125	0090	8/25/04	\$313,600	2770	0	7	2004	3	4950	N	N	23624 SE 281ST ST
006	278125	0270	6/23/05	\$389,700	2990	0	7	2003	3	5266	N	N	28111 237TH AV SE
006	278125	0440	8/23/05	\$356,000	2990	0	7	2003	3	5266	N	N	23721 SE 281ST ST
006	278125	0380	2/10/05	\$342,700	2990	0	7	2004	3	4950	N	N	28138 237TH AV SE
006	278125	1220	3/29/05	\$329,600	2990	0	7	2004	3	4643	N	N	23910 SE 281ST ST
006	278125	0150	3/24/04	\$319,502	2990	0	7	2003	3	6383	N	N	28119 236TH PL SE
006	278125	0220	6/29/04	\$320,000	2990	0	7	2004	3	4950	N	N	28134 236TH PL SE
006	278125	0040	9/27/04	\$321,300	2990	0	7	2004	3	4950	N	N	23718 SE 281ST ST
006	278125	0250	6/24/04	\$318,300	2990	0	7	2004	3	4950	N	N	28116 236TH PL SE
006	278125	0210	11/12/03	\$316,087	2990	0	7	2003	3	6618	N	N	23624 SE 282ND ST
006	278125	0120	4/23/04	\$316,900	2990	0	7	2004	3	6312	N	N	28101 236TH PL SE
006	278125	0270	11/19/03	\$313,900	2990	0	7	2003	3	5266	N	N	28111 237TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	278125	0310	3/17/04	\$314,208	2990	0	7	2004	3	4950	N	N	28135 237TH AV SE
006	278125	0190	12/5/03	\$311,900	2990	0	7	2003	3	6478	N	N	28143 236TH PL SE
006	278125	1260	2/10/05	\$316,600	2990	0	7	2005	3	4643	N	N	24002 SE 281ST ST
006	278090	0170	11/3/04	\$315,000	3080	0	7	2004	3	5519	N	N	27634 239TH PL SE
006	278090	0260	11/29/04	\$306,950	3080	0	7	2004	3	4881	N	N	27629 240TH AV SE
006	510890	0180	7/22/04	\$335,671	3110	0	7	2004	3	5651	N	N	27415 237TH PL SE
006	510890	0130	10/5/04	\$326,200	3110	0	7	2004	3	5005	N	N	23706 SE 274TH ST
006	510890	0120	8/3/04	\$324,830	3110	0	7	2004	3	5000	N	N	23712 SE 274TH ST
006	510890	0090	7/21/04	\$325,074	3110	0	7	2004	3	5600	N	N	27426 237TH PL SE
006	770143	0290	4/28/05	\$265,000	1140	0	8	1994	3	22014	N	N	28501 235TH CT SE
006	406900	0100	8/12/05	\$309,950	1230	720	8	1978	3	22900	N	N	22440 SE 297TH ST
006	406900	0100	8/13/03	\$245,900	1230	720	8	1978	3	22900	N	N	22440 SE 297TH ST
006	770143	0130	11/18/04	\$308,000	1240	390	8	1994	3	21890	N	N	23126 SE 285TH ST
006	770143	0030	3/18/05	\$274,990	1370	0	8	1994	3	22103	N	N	23448 SE 285TH ST
006	770143	0040	1/22/04	\$335,000	1430	420	8	1994	3	21779	N	N	23436 SE 285TH ST
006	406900	0110	5/5/05	\$295,000	1430	240	8	1978	3	29900	N	N	22434 SE 297TH ST
006	770143	0160	3/15/04	\$299,000	1580	0	8	1994	3	186794	N	N	23101 SE 285TH ST
006	770143	0090	3/5/03	\$275,000	1580	0	8	1994	3	21904	N	N	23232 SE 285TH ST
006	770143	0310	12/14/04	\$314,000	1590	0	8	1994	3	81709	N	N	28519 235TH CT SE
006	231004	0410	8/18/03	\$275,000	1590	500	8	1998	3	8896	N	N	27924 227TH CT SE
006	406900	0090	8/1/05	\$347,500	1610	900	8	1978	4	25200	N	N	22450 SE 297TH ST
006	770143	0240	6/18/04	\$280,000	1620	0	8	1995	3	35634	N	N	28512 234TH CT SE
006	770143	0200	12/9/03	\$274,990	1620	0	8	1995	3	66712	N	N	23203 SE 285TH ST
006	770143	0350	8/27/03	\$250,000	1620	0	8	1994	3	21837	N	N	28502 235TH CT SE
006	231002	0090	4/18/05	\$302,000	1650	0	8	1995	3	7055	N	N	22739 SE 277TH PL
006	231002	0090	2/14/03	\$256,000	1650	0	8	1995	3	7055	N	N	22739 SE 277TH PL
006	231004	0100	7/22/05	\$346,000	1660	510	8	1999	3	5724	N	N	22528 SE 279TH ST
006	928380	0135	8/8/05	\$575,000	1660	0	8	1951	4	17080	Y	Y	22555 SE 298TH ST
006	770143	0140	7/7/04	\$324,888	1660	0	8	1994	3	21804	N	N	23112 SE 285TH ST
006	231004	0040	6/25/04	\$283,950	1660	510	8	1999	3	6871	N	N	22632 SE 279TH ST
006	231004	0040	8/28/03	\$270,000	1660	510	8	1999	3	6871	N	N	22632 SE 279TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	770143	0270	4/27/04	\$269,000	1700	0	8	1994	3	21817	N	N	23433 SE 285TH ST
006	231004	0270	6/10/03	\$247,500	1770	0	8	1999	3	9092	N	N	22521 SE 279TH ST
006	406900	0020	7/19/05	\$370,000	1830	660	8	1978	3	20000	N	N	29730 225TH PL SE
006	770143	0010	2/25/05	\$380,000	1830	0	8	1994	3	22601	N	N	23522 SE 285TH ST
006	770143	0050	7/8/03	\$314,950	1830	0	8	1994	3	21802	N	N	23424 SE 285TH ST
006	231011	0170	12/6/04	\$279,900	1830	0	8	2004	3	6867	N	N	28030 227TH PL SE
006	231002	0080	3/31/04	\$252,000	1830	0	8	1995	3	8770	N	N	22746 00 SE 277TH PL
006	770143	0070	7/20/04	\$323,000	1840	0	8	1994	3	26245	N	N	23408 SE 285TH ST
006	231004	0340	8/19/04	\$278,000	1880	0	8	1998	3	5400	N	N	22175 SE 279TH ST
006	231002	0060	6/17/03	\$275,000	1880	0	8	1995	3	8149	N	N	22758 SE 277TH PL
006	231002	0170	2/19/04	\$267,500	1890	0	8	1994	3	5992	N	N	22781 SE 277TH PL
006	770143	0260	5/16/03	\$275,000	1890	0	8	1994	3	21780	N	N	23415 SE 285TH ST
006	092106	9023	7/18/03	\$328,000	1900	0	8	1979	4	78408	N	N	30629 224TH AV SE
006	102106	9049	11/19/04	\$594,000	1960	800	8	1987	3	25135	Y	Y	31024 230TH PL SE
006	231010	0330	6/23/04	\$278,600	2010	0	8	2004	3	5086	N	N	22506 SE 281ST ST
006	231010	0030	10/23/03	\$267,500	2010	0	8	2003	3	5092	N	N	28016 225TH PL SE
006	231010	0090	3/26/03	\$263,500	2010	0	8	2002	3	5048	N	N	22504 SE 280TH PL
006	231010	0060	5/22/03	\$256,188	2010	0	8	2002	3	4626	N	N	22522 SE 280TH PL
006	231010	0220	11/5/03	\$309,226	2020	0	8	2003	3	7779	Y	N	28107 224TH AV SE
006	231004	0320	4/29/03	\$264,950	2020	0	8	1998	3	8747	N	N	22613 SE 279TH ST
006	510890	0010	7/29/04	\$292,683	2040	0	8	2004	3	6701	N	N	27458 237TH PL SE
006	510890	0220	7/2/04	\$287,345	2040	0	8	2004	3	4925	N	N	27447 237TH PL SE
006	510890	0100	7/15/04	\$271,415	2040	0	8	2004	3	5600	N	N	27420 237TH PL SE
006	669993	0130	12/23/03	\$256,950	2050	0	8	2004	3	6076	N	N	28617 224TH PL SE
006	669993	0480	6/21/04	\$252,950	2050	0	8	2004	3	5054	N	N	22527 SE 287TH PL
006	231004	0420	7/25/05	\$345,000	2060	0	8	1998	3	6498	N	N	27920 227TH CT SE
006	669994	0160	6/7/05	\$293,383	2070	0	8	2005	3	5188	N	N	28606 226TH AV SE
006	669993	0510	10/5/04	\$276,601	2070	0	8	2004	3	5009	N	N	22607 SE 287TH PL
006	669994	0310	3/17/05	\$274,184	2070	0	8	2005	3	5188	N	N	28615 227TH AV SE
006	669994	0130	2/4/05	\$265,950	2070	0	8	2004	3	5053	N	N	22512 SE 286TH ST
006	669994	0110	1/31/05	\$256,900	2070	0	8	2004	3	5078	N	N	22500 SE 286TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	669993	0330	4/28/04	\$252,950	2070	0	8	2004	3	5240	N	N	28633 225TH AV SE
006	669993	0270	3/4/04	\$248,800	2070	0	8	2004	3	5240	N	N	28636 224TH PL SE
006	669993	0170	4/15/04	\$237,950	2070	0	8	2004	3	4999	N	N	22418 SE 286TH ST
006	231015	0030	10/27/05	\$343,200	2080	0	8	2005	3	3736	N	N	28120 227TH PL SE
006	669994	0050	3/9/05	\$276,493	2080	0	8	2004	3	5100	N	N	28629 226TH AV SE
006	669994	0090	12/15/04	\$268,789	2080	0	8	2004	3	5100	N	N	28605 226TH AV SE
006	231015	0040	7/21/05	\$305,625	2080	0	8	2005	3	3925	N	N	28124 227TH PL SE
006	231004	0400	11/18/03	\$270,450	2080	0	8	1998	3	6983	N	N	27928 227TH CT SE
006	669993	0190	5/14/04	\$241,867	2080	0	8	2004	3	5034	N	N	22426 SE 286TH ST
006	231004	0400	1/16/03	\$256,000	2080	0	8	1998	3	6983	N	N	27928 227TH CT SE
006	928380	0007	6/7/05	\$382,500	2090	0	8	1975	3	21750	N	N	29723 226TH AV SE
006	669994	0240	7/18/05	\$313,688	2110	0	8	2005	3	5866	N	N	28654 226TH AV SE
006	231010	0260	4/29/03	\$262,900	2120	0	8	2002	3	5574	N	N	22431 SE 280TH PL
006	669993	0090	7/19/05	\$329,950	2150	0	8	2003	3	6020	N	N	28643 224TH PL SE
006	669993	0090	10/1/03	\$255,551	2150	0	8	2003	3	6020	N	N	28643 224TH PL SE
006	669993	0250	12/22/03	\$248,378	2150	0	8	2004	3	5240	N	N	28624 224TH PL SE
006	231010	0150	6/16/04	\$294,500	2160	0	8	2004	3	6639	N	N	28011 224TH PL SE
006	231010	0050	8/5/03	\$264,000	2160	0	8	2003	3	7134	N	N	22526 SE 280TH PL
006	231002	0110	4/1/03	\$249,500	2160	0	8	1995	3	7207	N	N	22747 SE 277TH PL
006	231011	0230	12/21/04	\$310,065	2170	0	8	2004	3	4905	N	N	22639 SE 280TH PL
006	231002	0180	9/15/05	\$370,000	2180	0	8	1995	3	9609	N	N	22779 SE 277TH PL
006	231011	0140	12/13/04	\$300,200	2180	0	8	2004	3	10500	N	N	28014 227TH PL SE
006	231011	0260	5/18/05	\$314,500	2190	0	8	2005	3	4935	N	N	22626 SE 281ST ST
006	231011	0120	9/15/04	\$307,183	2190	0	8	2004	3	5091	N	N	22654 SE 280TH PL
006	231011	0220	5/9/05	\$311,175	2190	0	8	2005	3	4935	N	N	22638 SE 281ST ST
006	231011	0070	11/17/04	\$278,500	2190	0	8	2004	3	5071	N	N	22624 SE 280TH PL
006	231011	0100	12/13/04	\$299,884	2200	0	8	2004	3	5654	N	N	22642 SE 280TH PL
006	231015	0070	3/10/05	\$306,400	2206	0	8	2005	3	5878	N	N	28136 227TH PL SE
006	231010	0350	7/6/05	\$339,900	2210	0	8	2003	3	5637	N	N	22520 SE 281ST ST
006	231011	0200	9/24/04	\$307,000	2210	0	8	2004	3	4905	N	N	22645 SE 280TH PL
006	231010	0180	5/8/03	\$277,016	2210	0	8	2003	3	6280	N	N	28029 224TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	231010	0350	4/8/04	\$279,900	2210	0	8	2003	3	5637	N	N	22520 SE 281ST ST
006	231010	0040	3/6/03	\$274,391	2210	0	8	2003	3	6999	N	N	28010 280TH PL SE
006	231010	0080	5/8/03	\$272,900	2210	0	8	2002	3	5622	N	N	22510 SE 280TH PL
006	231004	0070	9/6/05	\$360,000	2220	0	8	1999	3	6578	N	N	22614 S 279TH ST
006	231004	0130	9/7/05	\$354,888	2220	0	8	1999	3	5877	N	N	22510 S 279TH ST
006	231004	0250	5/21/04	\$286,500	2220	0	8	1999	3	7744	N	N	22507 S 279TH ST
006	231004	0210	4/16/03	\$265,000	2220	0	8	1999	3	5805	N	N	22423 S 279TH ST
006	439220	0065	6/6/05	\$548,000	2230	0	8	1983	3	9847	Y	Y	22540 SE 304TH PL
006	231010	0070	9/7/05	\$359,950	2240	0	8	2002	3	5244	N	N	22516 SE 280TH PL
006	231010	0340	5/27/05	\$328,000	2240	0	8	2002	3	5086	N	N	22512 SE 281ST ST
006	231010	0300	8/13/03	\$281,192	2240	0	8	2003	3	5637	N	N	22418 SE 281ST ST
006	231010	0070	1/13/03	\$273,500	2240	0	8	2002	3	5244	N	N	22516 SE 280TH PL
006	231010	0170	11/4/03	\$275,000	2240	0	8	2003	3	4724	N	N	28023 224TH PL SE
006	231010	0020	2/11/04	\$273,200	2240	0	8	2003	3	4832	N	N	28022 225TH PL SE
006	231010	0160	12/21/05	\$367,000	2250	0	8	2003	3	4624	N	N	28017 224TH PL SE
006	231002	0100	11/10/05	\$374,950	2250	0	8	1995	3	7220	N	N	22743 SE 277TH PL
006	231010	0250	2/22/05	\$330,000	2250	0	8	2003	3	5574	N	N	22425 SE 280TH PL
006	231010	0250	4/23/03	\$305,999	2250	0	8	2003	3	5574	N	N	22425 SE 280TH PL
006	231010	0130	1/20/04	\$279,900	2250	0	8	2003	3	5537	N	N	22416 SE 280TH PL
006	231010	0160	5/3/04	\$279,900	2250	0	8	2003	3	4624	N	N	28017 224TH PL SE
006	231010	0320	5/24/04	\$283,400	2250	0	8	2004	3	5086	N	N	22432 SE 281ST ST
006	231002	0150	4/22/03	\$290,000	2250	0	8	1994	3	7397	N	N	22771 SE 277TH PL
006	231010	0010	10/30/03	\$281,932	2250	0	8	2003	3	5474	N	N	28028 225TH PL SE
006	231004	0140	8/1/05	\$349,995	2260	0	8	1999	3	7088	N	N	22504 S 279TH ST
006	231004	0280	4/22/05	\$324,950	2260	0	8	1999	3	12162	N	N	22517 S 279TH ST
006	231004	0280	5/6/04	\$302,000	2260	0	8	1999	3	12162	N	N	22517 S 279TH ST
006	231004	0030	8/5/04	\$289,000	2260	0	8	1999	3	6910	N	N	22700 S 279TH ST
006	231004	0110	6/9/04	\$282,500	2260	0	8	1999	4	5779	N	N	22522 S 279TH ST
006	231015	0020	6/28/05	\$350,718	2262	0	8	2005	3	5246	N	N	28114 227TH PL SE
006	231015	0010	4/6/05	\$328,700	2262	0	8	2005	3	5380	N	N	28104 227TH PL SE
006	406760	0186	1/19/05	\$675,000	2280	800	8	1988	3	12375	Y	Y	29411 232ND AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	231011	0010	3/1/05	\$311,400	2280	0	8	2004	3	5567	N	N	28031 226TH PL SE
006	231004	0190	8/8/05	\$364,000	2300	500	8	2002	3	6018	N	N	22412 SE 279TH ST
006	231010	0230	7/20/04	\$302,900	2300	0	8	2004	3	7707	Y	N	28111 224TH AV SE
006	231004	0190	5/24/05	\$298,000	2300	500	8	2002	3	6018	N	N	22412 SE 279TH ST
006	231011	0080	10/26/04	\$296,500	2300	0	8	2004	3	5313	N	N	22630 SE 280TH PL
006	615180	0505	6/27/03	\$358,000	2308	0	8	1998	3	31490	N	N	21828 SE 296TH ST
006	231010	0110	8/21/05	\$365,000	2310	0	8	2003	3	5138	N	N	22428 SE 280TH PL
006	231010	0110	12/1/03	\$289,900	2310	0	8	2003	3	5138	N	N	22428 SE 280TH PL
006	231011	0090	11/3/04	\$304,100	2310	0	8	2004	3	5076	N	N	22636 SE 280TH PL
006	928380	0065	5/2/03	\$375,500	2310	0	8	1962	3	17520	Y	Y	22469 SE 297TH ST
006	231004	0150	8/12/04	\$301,500	2330	0	8	2001	3	7242	N	N	22438 SE 279TH ST
006	231010	0120	5/21/04	\$295,500	2330	0	8	2003	3	5040	N	N	22422 SE 280TH PL
006	231004	0150	4/26/04	\$269,900	2330	0	8	2001	3	7242	N	N	22438 SE 279TH ST
006	231004	0150	6/19/03	\$265,900	2330	0	8	2001	3	7242	N	N	22438 SE 279TH ST
006	231011	0050	2/24/05	\$317,500	2340	0	8	2004	3	6801	N	N	22614 SE 280TH PL
006	231010	0200	10/2/03	\$310,900	2370	0	8	2003	3	6722	Y	N	28031 224TH AV SE
006	231011	0060	1/12/05	\$323,400	2370	0	8	2004	3	5165	N	N	22618 SE 280TH PL
006	231011	0040	1/14/05	\$331,418	2380	0	8	2004	3	7000	N	N	28015 226TH PL SE
006	231015	0060	5/12/05	\$325,355	2380	0	8	2005	3	5648	N	N	28132 227TH PL SE
006	231015	0050	6/27/05	\$323,750	2380	0	8	2005	3	6032	N	N	28128 227TH PL SE
006	231010	0210	1/9/04	\$321,741	2390	0	8	2003	3	6938	Y	N	28103 224TH AV SE
006	231010	0100	2/19/04	\$288,500	2390	0	8	2003	3	5140	N	N	22432 SE 280TH PL
006	042106	9013	12/2/05	\$450,000	2400	0	8	1990	3	35500	N	N	22433 SE 296TH ST
006	231011	0160	11/15/04	\$320,000	2400	0	8	2004	3	6421	N	N	28024 227TH PL SE
006	231011	0150	1/5/05	\$309,500	2410	0	8	2004	3	6373	N	N	28018 227TH PL SE
006	231011	0110	8/25/04	\$309,500	2410	0	8	2004	3	5082	N	N	22648 SE 280TH PL
006	231011	0130	8/25/04	\$315,937	2420	0	8	2004	3	7110	N	N	22660 SE 280TH PL
006	231011	0030	1/7/05	\$308,500	2440	0	8	2004	3	5112	N	N	28019 226TH PL SE
006	669993	0100	9/12/05	\$379,950	2470	0	8	2004	3	6034	N	N	28637 224TH PL SE
006	928380	0180	6/2/05	\$775,000	2470	880	8	1997	3	12960	Y	Y	29708 226TH AV SE
006	669994	0330	8/3/05	\$339,908	2470	0	8	2005	3	5188	N	N	28605 227TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	669994	0260	7/5/05	\$327,276	2470	0	8	2005	3	5188	N	N	28645 227TH AV SE
006	669993	0490	6/29/04	\$292,672	2470	0	8	2004	3	5039	N	N	22531 SE 287TH PL
006	669994	0300	6/7/05	\$304,395	2470	0	8	2005	3	5188	N	N	28621 227TH AV SE
006	231011	0250	8/1/05	\$349,075	2470	0	8	2005	3	4935	N	N	22632 SE 281ST ST
006	669993	0520	10/5/04	\$296,460	2470	0	8	2004	3	4993	N	N	SE 287TH ST
006	669994	0020	12/13/04	\$290,860	2470	0	8	2004	3	5100	N	N	28647 226TH AV SE
006	669994	0120	12/9/04	\$282,291	2470	0	8	2004	3	5074	N	N	22506 SE 286TH ST
006	669993	0470	7/17/03	\$280,805	2470	0	8	2003	3	5866	N	N	28650 225TH AV SE
006	669993	0100	12/3/03	\$278,986	2470	0	8	2004	3	6034	N	N	28637 224TH PL SE
006	669994	0140	12/28/04	\$276,552	2470	0	8	2004	3	5015	N	N	22518 SE 286TH ST
006	669993	0370	8/10/04	\$275,878	2470	0	8	2004	3	5240	N	N	28609 225TH AV SE
006	669993	0240	12/16/03	\$271,661	2470	0	8	2004	3	5240	N	N	28620 224TH PL SE
006	669993	0140	2/25/04	\$269,950	2470	0	8	2004	3	6090	N	N	28611 224TH PL SE
006	669993	0060	11/12/03	\$268,035	2470	0	8	2004	3	6182	N	N	22405 SE 287TH ST
006	669993	0500	7/29/04	\$267,950	2470	0	8	2004	3	5024	N	N	22603 SE 287TH PL
006	669993	0320	2/9/04	\$266,600	2470	0	8	2004	3	5240	N	N	28639 225TH AV SE
006	669993	0180	6/21/04	\$262,950	2470	0	8	2004	3	4987	N	N	22422 SE 286TH ST
006	669993	0280	7/18/03	\$259,255	2470	0	8	2003	3	5240	N	N	28642 224TH PL SE
006	669994	0220	7/20/05	\$322,286	2480	0	8	2005	3	5188	N	N	28642 226TH AV SE
006	669994	0200	6/14/05	\$315,563	2480	0	8	2005	3	5188	N	N	28630 226TH AV SE
006	669993	0220	12/23/03	\$272,449	2480	0	8	2004	3	5240	N	N	28610 224TH PL SE
006	669993	0200	6/3/04	\$269,718	2480	0	8	2004	3	5065	N	N	22430 SE 286TH ST
006	669993	0020	8/29/03	\$264,408	2480	0	8	2003	3	5200	N	N	22425 SE 287TH ST
006	669993	0340	12/22/03	\$259,950	2480	0	8	2004	3	5240	N	N	28625 225TH AV SE
006	510890	0210	10/20/04	\$325,074	2510	0	8	2004	3	5534	N	N	27441 237TH PL SE
006	231011	0180	8/3/05	\$405,974	2520	0	8	2005	3	5952	N	N	22650 SE 281ST ST
006	231011	0190	10/13/04	\$339,890	2520	0	8	2004	3	5823	N	N	22651 SE 280TH PL
006	231010	0190	5/20/04	\$329,950	2530	0	8	2004	3	9529	Y	N	28019 224TH AV SE
006	669994	0290	5/25/05	\$329,271	2600	0	8	2005	3	5188	N	N	28627 227TH AV SE
006	669994	0320	4/30/05	\$315,220	2600	0	8	2005	3	5188	N	N	28609 227TH AV SE
006	669993	0070	10/8/03	\$295,015	2600	0	8	2003	3	5914	N	N	28655 224TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	669993	0420	6/21/04	\$295,265	2600	0	8	2004	3	5540	N	N	28618 225TH AV SE
006	669993	0400	7/8/04	\$289,641	2600	0	8	2004	3	5540	N	N	28608 225TH AV SE
006	669993	0440	5/24/04	\$286,895	2600	0	8	2004	3	5540	N	N	28632 225TH AV SE
006	669993	0290	7/9/03	\$269,950	2600	0	8	2003	3	5773	N	N	28648 224TH PL SE
006	669993	0530	12/13/05	\$436,065	2610	0	8	2004	3	4978	N	N	22615 SE 287TH ST
006	669994	0250	8/15/05	\$380,246	2610	0	8	2005	3	5866	N	N	28651 227TH AV SE
006	669994	0270	6/14/05	\$348,110	2610	0	8	2005	3	5188	N	N	28639 227TH AV SE
006	669994	0190	5/31/05	\$342,738	2610	0	8	2005	3	5188	N	N	28624 226TH AV SE
006	669994	0210	6/30/05	\$331,578	2610	0	8	2005	3	5188	N	N	28636 226TH AV SE
006	669994	0030	2/28/05	\$326,269	2610	0	8	2004	3	5100	N	N	28641 226TH AV SE
006	669993	0360	7/15/04	\$324,448	2610	0	8	2004	3	5240	N	N	28615 225TH AV SE
006	669993	0150	2/25/04	\$298,360	2610	0	8	2004	3	6181	N	N	28605 224TH PL SE
006	669993	0460	4/6/04	\$298,277	2610	0	8	2004	3	5540	N	N	28644 225TH AV SE
006	669994	0070	2/10/05	\$296,435	2610	0	8	2004	3	5100	N	N	28617 226TH AV SE
006	669993	0110	12/26/03	\$295,880	2610	0	8	2004	3	6048	N	N	28631 224TH PL SE
006	669993	0030	11/20/03	\$274,450	2610	0	8	2003	3	5215	N	N	22421 SE 287TH ST
006	439220	0275	1/24/05	\$341,700	2620	0	8	2005	3	9487	N	N	30483 227TH PL SE
006	928380	0140	10/6/04	\$671,500	2690	0	8	1965	4	17080	Y	Y	29744 226TH AV SE
006	928380	0155	5/10/05	\$699,950	2780	0	8	1983	3	17755	Y	N	29736 226TH AV SE
006	771400	0270	4/1/05	\$405,990	2790	0	8	2004	3	4650	N	N	27426 236TH PL SE
006	771400	0250	3/29/05	\$405,990	2790	830	8	2004	3	4650	N	N	27438 236TH PL SE
006	771400	0070	2/11/05	\$362,110	2790	0	8	2004	3	4650	N	N	27420 236TH PL SE
006	771400	0310	3/15/05	\$360,340	2790	0	8	2004	3	4650	N	N	27419 237TH AV SE
006	771400	0230	10/12/04	\$392,990	2790	830	8	2004	3	4650	N	N	27448 236TH PL SE
006	771400	0030	7/23/04	\$342,900	2790	0	8	2003	3	4650	N	N	27444 237TH AV SE
006	771400	0290	5/17/05	\$360,000	2820	0	8	2005	3	4643	N	N	27414 236TH PL SE
006	771400	0300	5/13/05	\$355,990	2820	0	8	2004	3	4602	N	N	27413 237TH AV SE
006	771400	0110	8/12/04	\$353,306	2820	0	8	2004	3	5129	N	N	27406 237TH AV SE
006	771400	0100	7/1/04	\$341,550	2820	0	8	2004	3	6580	N	N	27408 237TH AV SE
006	771400	0330	5/18/04	\$339,900	2820	0	8	2004	3	4650	N	N	27431 237TH AV SE
006	406820	0030	3/14/05	\$769,950	2830	0	8	2000	3	12750	Y	Y	29025 229TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	771400	0240	10/19/04	\$412,275	2850	880	8	2004	3	4650	N	N	27442 236TH PL SE
006	771400	0260	5/17/05	\$399,990	2850	0	9	2004	3	4650	N	N	27420 236TH PL SE
006	771400	0280	5/3/05	\$399,990	2850	0	9	2004	3	4650	N	N	27420 236TH PL SE
006	771400	0210	1/30/04	\$385,472	2850	0	8	2004	3	6519	N	N	27451 236TH PL SE
006	771400	0190	2/20/04	\$365,786	2850	0	8	2004	3	6519	N	N	27435 236TH PL SE
006	771400	0340	7/12/04	\$338,550	2850	0	8	2004	3	4650	N	N	27437 237TH AV SE
006	771400	0360	7/12/04	\$337,900	2850	0	8	2004	3	4650	N	N	27447 237TH AV SE
006	771400	0020	12/1/03	\$329,900	2850	0	8	2003	3	4650	N	N	27450 237TH AV SE
006	771400	0040	3/26/04	\$329,900	2850	0	8	2004	3	4650	N	N	27438 237TH AV SE
006	231011	0270	10/25/05	\$416,000	2870	0	8	2005	3	4905	N	N	22627 SE 280TH PL
006	231011	0020	12/9/05	\$405,000	2870	0	8	2004	3	4721	N	N	28025 226TH PL SE
006	771400	0090	1/20/05	\$349,990	2880	0	8	2004	3	4642	N	N	27410 237TH AV SE
006	771400	0140	2/3/05	\$354,990	2880	0	8	2004	3	4741	N	N	27405 236TH PL SE
006	771400	0120	10/6/05	\$380,000	2890	0	8	2004	3	4557	N	N	27404 237TH AV SE
006	771400	0120	9/13/04	\$356,000	2890	0	8	2004	3	4557	N	N	27404 237TH AV SE
006	771400	0130	12/22/04	\$355,000	2890	0	8	2004	3	4418	N	N	27403 - 236TH PL SE
006	439220	0265	2/7/03	\$305,000	2900	0	8	2002	3	8957	N	N	30491 227TH PL SE
006	439220	0270	3/29/05	\$415,000	3020	0	8	2004	3	9169	N	N	30487 229TH PL SE
006	439220	0270	2/27/04	\$354,995	3020	0	8	2004	3	9169	N	N	30487 229TH PL SE
006	771400	0220	2/17/04	\$419,313	3030	0	8	2003	3	6384	N	N	27457 236TH PL SE
006	771400	0010	6/18/04	\$398,900	3030	0	8	2003	3	6560	N	N	27458 237TH AV SE
006	771400	0060	12/15/04	\$377,000	3030	0	8	2004	3	4650	N	N	27428 237TH AV SE
006	771400	0320	1/20/05	\$372,990	3030	0	8	2004	3	4650	N	N	27425 237TH AV SE
006	771400	0160	9/30/04	\$396,900	3030	0	8	2004	3	7058	N	N	27411 236TH PL SE
006	771400	0150	10/1/04	\$396,785	3030	0	8	2004	3	8614	N	N	27407 236TH PL SE
006	771400	0080	1/5/05	\$372,990	3030	0	8	2005	3	4650	N	N	27420 236TH PL SE
006	771400	0050	11/29/04	\$372,990	3030	0	8	2004	3	4650	N	N	27434 237TH AV SE
006	771400	0200	3/30/04	\$389,900	3030	0	8	2004	3	6519	N	N	27443 236TH PL SE
006	771400	0180	7/12/04	\$389,900	3030	0	8	2004	3	6135	N	N	27427 236TH PL SE
006	771400	0350	3/30/04	\$364,000	3030	0	8	2004	3	4650	N	N	27441 237TH AV SE
006	771400	0170	6/9/04	\$381,700	3050	0	8	2004	3	6135	N	N	27419 236TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510890	0060	9/8/05	\$384,900	3110	0	8	2004	3	5614	N	N	27442 237TH PL SE
006	510890	0200	7/6/04	\$342,789	3110	0	8	2004	3	5600	N	N	27437 237TH PL SE
006	510890	0040	6/26/04	\$339,066	3110	0	8	2004	3	6849	N	N	27450 237TH PL SE
006	510890	0060	6/28/04	\$324,700	3110	0	8	2004	3	5614	N	N	27442 237TH PL SE
006	669993	0040	10/20/05	\$394,950	3130	0	8	2004	3	5255	N	N	22417 SE 287TH ST
006	669994	0280	7/13/05	\$385,248	3130	0	8	2005	3	5188	N	N	28633 227TH AV SE
006	669994	0080	4/12/05	\$338,017	3130	0	8	2004	3	5100	N	N	28611 226TH AV SE
006	669994	0340	4/13/05	\$331,656	3130	0	8	2005	3	5831	N	N	28601 227TH AV SE
006	669993	0350	7/30/04	\$305,000	3130	0	8	2004	3	5240	N	N	28619 225TH AV SE
006	669993	0040	10/27/03	\$302,506	3130	0	8	2004	3	5255	N	N	22417 SE 287TH ST
006	669993	0260	1/12/04	\$294,950	3130	0	8	2004	3	5240	N	N	28632 224TH PL SE
006	669993	0450	11/13/03	\$284,950	3130	0	8	2003	3	5540	N	N	28638 225TH AV SE
006	669993	0560	10/26/05	\$479,000	3140	0	8	2003	3	5651	N	N	22627 SE 287TH ST
006	669993	0230	3/11/04	\$324,203	3140	0	8	2004	3	5240	N	N	28616 224TH PL SE
006	669993	0410	6/21/04	\$342,640	3150	0	8	2004	3	5540	N	N	28614 225TH AV SE
006	669993	0380	5/7/04	\$337,169	3150	0	8	2004	3	6300	N	N	28603 225TH AV SE
006	669993	0210	7/8/04	\$315,240	3150	0	8	2004	3	5595	N	N	28604 224TH PL SE
006	669994	0230	8/1/05	\$393,715	3160	0	8	2005	3	5188	N	N	28648 226TH AV SE
006	669994	0060	4/19/05	\$380,434	3160	0	8	2004	3	5100	N	N	28623 226TH AV SE
006	669994	0170	5/17/05	\$370,633	3160	0	8	2005	3	5188	N	N	28612 226TH AV SE
006	669994	0180	5/11/05	\$350,307	3160	0	8	2005	3	5188	N	N	28618 226TH AV SE
006	669994	0040	4/12/05	\$350,030	3160	0	8	2004	3	5100	N	N	28635 226TH AV SE
006	669994	0150	5/2/05	\$348,243	3160	0	8	2004	3	5831	N	N	28600 226TH AV SE
006	669993	0120	12/18/03	\$330,228	3160	0	8	2004	3	6062	N	N	28623 224TH PL SE
006	669993	0300	8/28/03	\$310,675	3160	0	8	2003	3	5866	N	N	28651 225TH AV SE
006	669993	0080	9/23/03	\$308,236	3160	0	8	2003	3	6053	N	N	28649 224TH PL SE
006	669993	0160	1/29/04	\$303,950	3160	0	8	2004	3	7297	N	N	28601 224TH PL SE
006	042106	9066	5/2/05	\$550,000	3360	0	8	1984	4	79279	N	N	29740 223RD AV SE
006	289630	0010	7/10/03	\$362,000	1540	690	9	1993	3	45427	N	N	23206 SE 293RD PL
006	406760	0270	1/2/03	\$580,000	1660	1590	9	1960	5	19650	Y	Y	29621 232ND AV SE
006	289630	0180	10/24/04	\$370,000	1940	0	9	1994	3	39086	N	N	29507 235TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	289630	0260	3/8/04	\$365,000	2150	0	9	1994	3	35797	N	N	29325 233RD AV SE
006	615180	0295	2/23/05	\$625,000	2260	0	9	2001	3	18662	Y	Y	29270 218TH PL SE
006	278126	0070	11/11/05	\$409,000	2560	0	9	2005	3	5800	N	N	23709 SE 284TH ST
006	278126	0360	9/7/05	\$399,000	2560	0	9	2005	3	5510	N	N	23816 SE 284TH ST
006	289630	0140	11/8/04	\$472,000	2600	0	9	1993	3	40587	N	N	29514 235TH AV SE
006	289630	0140	1/10/03	\$380,000	2600	0	9	1993	3	40587	N	N	29514 235TH AV SE
006	278126	0040	5/9/05	\$381,000	2670	0	9	2005	3	5800	N	N	23619 SE 284TH ST
006	278126	0620	6/1/05	\$401,000	2760	0	9	2005	3	7723	N	N	28313 236TH PL SE
006	278126	0050	5/24/05	\$408,800	2800	0	9	2005	3	5800	N	N	23625 SE 284TH ST
006	289631	0400	11/15/04	\$460,000	2820	0	9	1998	3	37992	N	N	23312 SE 289TH ST
006	278126	0060	9/26/05	\$403,000	2820	0	9	2005	3	5800	N	N	23703 SE 284TH ST
006	278126	0500	8/5/05	\$403,000	2820	0	9	2005	3	5340	N	N	23814 SE 283RD ST
006	278126	0010	4/6/05	\$388,000	2820	0	9	2004	3	6162	N	N	23601 SE 284TH ST
006	289631	0330	3/19/03	\$430,000	2820	0	9	1998	3	36011	N	N	23311 SE 291ST ST
006	042106	9070	9/8/05	\$629,950	2970	0	9	1991	3	49223	N	N	30318 220TH AV SE
006	757420	0100	3/15/04	\$510,000	2970	0	9	2000	3	96267	N	N	23534 SE 299TH ST
006	684200	0060	6/22/04	\$485,000	2980	0	9	2000	3	25567	N	N	23015 SE 290TH ST
006	684200	0040	12/4/03	\$415,000	3000	0	9	2001	3	31202	N	N	23024 SE 291ST ST
006	102106	9119	5/19/03	\$485,000	3010	1430	9	2000	3	31380	N	N	31109 230TH AV SE
006	278126	0630	7/11/05	\$405,210	3040	0	9	2005	3	6162	N	N	28317 236TH PL SE
006	278126	0030	5/11/05	\$396,000	3040	0	9	2004	3	5800	N	N	23613 SE 284TH ST
006	278126	0020	7/22/05	\$390,000	3120	0	9	2005	3	5800	N	N	23607 SE 284TH ST
006	289631	0030	1/13/05	\$460,000	3230	0	9	1998	3	32906	N	N	23418 SE 289TH ST
006	289631	0110	5/20/04	\$480,000	3290	0	9	1997	3	28619	N	N	23411 SE 289TH ST
006	684200	0090	4/5/04	\$497,500	3470	0	9	2000	3	32482	N	N	23016 SE 290TH ST
006	289631	0270	6/23/05	\$619,000	3810	0	9	1997	3	29460	N	N	23346 SE 291ST ST
006	153100	0060	3/4/03	\$475,000	2700	0	10	2003	3	40863	N	N	28870 237TH PL SE
006	153100	0040	2/11/03	\$414,950	2860	0	10	2002	3	39784	N	N	28852 237TH PL SE
006	928380	0040	8/26/03	\$540,000	3000	0	10	1978	3	33950	Y	Y	22447 SE 297TH ST
006	153100	0110	3/28/03	\$489,900	3120	0	10	2002	3	39750	N	N	28831 237TH PL SE
006	153100	0140	1/21/05	\$586,000	3350	0	10	2004	3	46748	N	N	28815 237TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	153100	0120	3/29/05	\$634,000	3390	0	10	2004	3	52465	N	N	28827 237TH PL SE
006	729980	0010	7/29/04	\$642,500	3390	0	10	2003	3	69538	N	N	22541 SE SAWYER RIDGE WY
006	729980	0020	1/4/05	\$685,000	3450	0	10	2004	3	70524	N	N	22538 SE 313TH PL
006	153100	0030	3/18/03	\$496,000	3450	0	10	2002	3	39683	N	N	28844 237TH PL SE
006	729980	0290	10/25/04	\$800,000	3452	0	10	2003	3	83729	N	N	22439 SE 313TH PL
006	729980	0110	3/17/04	\$634,950	3520	0	10	2004	3	73882	N	N	22457 SE SAWYER RIDGE WY
006	729980	0160	5/25/05	\$799,000	3530	0	10	2005	3	77927	N	N	31726 224TH PL SE
006	729980	0060	6/23/04	\$700,000	3530	0	10	2004	3	68175	N	N	22575 SE 313TH PL
006	729980	0090	2/16/05	\$656,450	3560	0	10	2004	3	70720	N	N	22529 SE 313TH PL
006	153100	0100	11/14/03	\$504,460	3630	0	10	2003	3	46137	N	N	28839 237TH PL SE
006	729980	0370	3/15/05	\$760,757	3660	0	10	2005	3	85151	N	N	22540 SE SAWYER RIDGE WY
006	729980	0030	1/18/05	\$651,950	3680	0	10	2004	3	102947	N	N	22550 SE 313TH PL
006	729980	0100	11/10/04	\$700,000	3700	0	10	2004	3	67393	N	N	22469 SE SAWYER RIDGE WY
006	729980	0050	6/2/05	\$720,000	3870	0	10	2005	3	84541	N	N	22570 SE 313TH PL
006	729980	0040	10/14/04	\$695,000	3940	0	10	2004	3	97941	N	N	22560 SE 313TH PL
006	092106	9060	4/13/04	\$739,000	4070	0	10	2002	3	224334	N	N	22305 SE 305TH WY
006	729980	0080	4/13/04	\$725,630	4180	860	10	2004	3	72196	N	N	22543 SE 313TH PL
006	729980	0120	6/10/04	\$750,000	4270	0	10	2004	3	100029	N	N	22443 SE SAWYER RIDGE WY
006	729980	0210	4/29/05	\$832,546	4360	0	10	2005	3	99011	N	N	31735 224TH PL SE
007	142106	9084	7/20/05	\$139,950	830	0	4	1918	3	12474	N	N	32901 MERINO ST
007	122106	9026	10/13/04	\$200,000	1050	0	4	1930	4	47480	Y	Y	27522 SE GREEN RIVER GORGE RD
007	362206	9024	7/15/04	\$143,000	580	0	5	1920	5	4183	N	N	26717 SE RAVENSDALE PL
007	084400	0130	10/12/05	\$175,000	790	0	5	1904	4	6950	N	N	32116 3RD AV
007	084400	1120	11/18/05	\$193,950	860	0	5	1906	5	8064	N	N	25712 LAWSON ST
007	084400	1150	8/30/05	\$193,000	890	0	5	1906	4	5100	N	N	25732 LAWSON ST
007	362206	9031	1/14/04	\$153,950	890	0	5	1920	5	9450	N	N	26718 SE RAVENSDALE WY
007	362206	9048	9/15/05	\$132,000	900	0	5	1920	4	11001	N	N	26824 SE RAVENSDALE WY
007	564360	0100	12/16/05	\$199,800	910	0	5	1922	3	8560	N	N	32030 MORGAN DR
007	202550	0060	8/31/05	\$170,000	910	0	5	1966	5	40824	N	N	22421 SE 331ST ST
007	084400	0935	6/28/05	\$215,000	980	0	5	1906	4	8996	N	N	32516 4TH AV
007	362206	9046	2/22/05	\$169,950	1000	0	5	1920	5	9650	N	N	26808 SE RAVENSDALE WY

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	084400	0041	11/8/04	\$201,000	1010	480	5	1910	4	8320	N	N	32217 3RD AV
007	362206	9025	5/17/05	\$150,000	1110	0	5	1920	4	5040	N	N	26746 SE RAVENSDALE WY
007	362206	9053	5/17/05	\$170,170	1330	0	5	1918	3	9650	N	N	26920 SE RAVENSDALE WY
007	362206	9053	4/5/04	\$167,000	1330	0	5	1918	3	9650	N	N	26920 SE RAVENSDALE WY
007	564360	0135	9/25/03	\$167,000	640	0	6	1922	4	7300	N	N	32218 MORGAN DR
007	252206	9090	8/2/04	\$150,000	670	0	6	1952	4	109336	N	N	26729 SE 268TH ST
007	252206	9059	9/16/03	\$180,000	840	0	6	1910	4	28704	N	N	27212 SE 271ST ST
007	252206	9024	6/30/03	\$160,000	880	0	6	1966	3	23760	N	N	27422 SE 271ST ST
007	142106	9056	11/28/03	\$165,900	950	0	6	1969	4	56628	N	N	32326 HAMMOND PL
007	142106	9101	11/17/03	\$190,000	960	0	6	1955	4	22215	N	N	24712 MORGAN ST
007	084400	0006	8/4/05	\$252,500	970	650	6	1991	3	6050	N	N	32106 RAILROAD AV
007	084400	0885	8/19/05	\$218,000	980	0	6	1906	5	11303	N	N	32532 3RD AV
007	142106	9075	3/2/05	\$195,000	990	0	6	1930	5	7405	N	N	32806 5TH AV
007	142106	9086	3/27/04	\$137,500	990	0	6	1915	5	13068	N	N	24717 MORGAN ST
007	729950	0160	12/28/04	\$200,000	1010	0	6	1994	3	14160	N	N	32811 HYDE AV
007	729950	0230	7/29/04	\$180,198	1010	0	6	1994	3	9600	N	N	32806 HYDE AV
007	564360	0075	7/8/05	\$211,000	1020	0	6	1922	5	6400	N	N	32101 UNION DR
007	289140	0085	5/6/05	\$200,000	1030	0	6	1967	4	66646	N	N	35614 252ND AV SE
007	152106	9070	2/10/04	\$152,000	1040	0	6	1971	4	7405	N	N	32496 UNION DR
007	202650	0070	4/28/05	\$180,000	1080	0	6	1986	3	10560	N	N	24415 TERRACE PL
007	729950	0080	9/21/05	\$255,900	1120	0	6	1995	3	9600	N	N	24716 MASON ST
007	729950	0150	4/28/05	\$230,000	1120	0	6	1994	3	12602	N	N	32809 HYDE AV
007	729950	0030	6/14/04	\$184,950	1120	0	6	1994	3	9908	N	N	24746 MASON ST
007	084400	0320	10/29/04	\$166,000	1120	0	6	1990	3	7570	N	N	32432 2ND AV
007	729950	0280	4/14/04	\$177,000	1120	0	6	1994	3	9601	N	N	32811 ABRAMS AV
007	132106	9037	2/18/03	\$148,000	1180	0	6	1969	3	21137	N	N	32122 BOTTS, HL DR SE
007	084400	0011	6/22/05	\$190,000	1220	680	6	1991	3	4690	N	N	32104 RAILROAD AV
007	564360	0175	5/25/05	\$262,500	1340	1100	6	1991	3	5840	N	N	32113 MORGAN DR
007	084400	1280	3/14/03	\$160,200	1340	0	6	1906	5	9555	N	N	25817 LAWSON ST
007	084400	0170	9/15/03	\$202,000	1410	690	6	1995	3	9700	N	N	32232 4TH AV
007	084400	0040	2/23/05	\$240,000	1520	1110	6	1964	4	8000	N	N	32209 3RD AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	084400	1015	7/27/05	\$254,250	1560	0	6	1977	4	10220	Y	N	32400 HAMMOND PL
007	142106	9058	10/26/04	\$190,000	1560	0	6	1918	4	15507	Y	N	25718 JOHN ST
007	142106	9183	9/10/04	\$305,000	1650	0	6	1995	3	40070	Y	N	33118 PACIFIC ST
007	084400	0375	11/9/04	\$275,000	1840	1320	6	1968	3	36800	Y	N	32505 2ND AV
007	423340	0710	2/24/03	\$195,000	960	530	7	1994	3	9667	N	N	32520 MC KAY LN
007	252206	9023	5/14/04	\$174,000	1050	0	7	1970	4	20790	N	N	27504 SE 271ST ST
007	084400	0914	1/2/03	\$172,500	1080	0	7	1990	3	8700	N	N	32421 5TH AV
007	142106	9199	9/8/05	\$205,785	1100	0	7	1996	3	9999	N	N	24670 MORGAN ST
007	142106	9200	11/4/04	\$201,500	1100	0	7	1998	3	11296	N	N	24577 ROBERTS DR
007	423340	0060	6/27/03	\$188,000	1140	0	7	1994	3	9601	N	N	32509 NEWCASTLE DR
007	142106	9091	10/21/05	\$210,685	1170	0	7	1996	3	10603	Y	N	24686 MORGAN ST
007	202575	0070	4/13/04	\$206,000	1210	0	7	1996	3	7602	N	N	24118 ROBERTS DR
007	132106	9047	7/20/05	\$300,000	1220	0	7	1908	4	130264	Y	N	32216 HL BOTTS DR SE
007	084400	0165	8/12/04	\$219,950	1250	600	7	1995	3	8512	N	N	32304 4TH AV
007	564360	0070	9/10/03	\$233,900	1260	0	7	1999	3	7101	N	N	32107 UNION DR
007	202575	0020	6/24/04	\$207,500	1260	0	7	1995	3	7200	N	N	32120 UNION DR
007	564360	0157	8/24/05	\$233,950	1280	0	7	1977	4	4453	N	N	32211 MORGAN DR
007	202560	0020	2/14/05	\$240,500	1290	310	7	1990	3	7200	N	N	25011 SUMMIT DR
007	202560	0070	12/15/03	\$234,000	1290	320	7	1990	4	11044	N	N	25001 SUMMIT DR
007	563601	0140	9/22/03	\$235,000	1290	370	7	1997	3	10823	N	N	30416 CUMBERLAND DR
007	563601	0510	11/26/03	\$229,950	1290	370	7	1997	3	9600	N	N	25411 CUMBERLAND WY
007	302207	9007	10/16/03	\$320,000	1300	0	7	1999	3	96703	Y	N	26221 LANDSBURG RD SE
007	084400	0236	5/13/05	\$224,950	1320	0	7	1989	3	9430	N	N	32224 3RD AV
007	084400	0095	12/2/05	\$250,000	1340	0	7	1990	3	8208	N	N	32200 RAILROAD AV
007	202560	0170	6/24/03	\$209,715	1340	390	7	1990	3	8041	N	N	25008 FRANKLIN DR
007	202550	0035	1/24/05	\$304,000	1420	0	7	1978	3	87120	N	N	22420 SE 331ST ST
007	202560	0190	8/6/04	\$210,000	1420	0	7	1990	3	7200	N	N	30402 KUMMER AV
007	202560	0240	7/6/05	\$262,000	1430	0	7	1990	3	7200	N	N	30405 KUMMER AV
007	423340	0250	6/21/04	\$215,000	1430	0	7	1993	3	9768	N	N	32504 NEWCASTLE DR
007	423340	0020	6/12/03	\$195,000	1430	0	7	1993	3	9601	N	N	32517 NEWCASTLE DR
007	423340	0120	5/12/03	\$198,000	1430	0	7	1995	3	9605	N	N	32407 NEWCASTLE DR

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**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	810000	0120	10/3/05	\$269,000	1440	0	7	1993	3	7395	N	N	32213 SUNNY LN
007	423340	0720	8/29/05	\$261,000	1470	0	7	1994	3	9700	N	N	32522 MC KAY LN
007	810000	0090	5/20/05	\$275,600	1480	0	7	1995	3	7200	N	N	32214 SUNNY LN
007	563601	0270	8/17/05	\$277,900	1480	0	7	1996	3	9897	N	N	25512 CUMBERLAND WY
007	563601	0270	6/22/04	\$250,000	1480	0	7	1996	3	9897	N	N	25512 CUMBERLAND WY
007	563600	0240	5/11/04	\$231,000	1480	0	7	1995	3	9932	N	N	25309 CUMBERLAND PL
007	202560	0030	9/23/03	\$213,000	1500	0	7	1990	3	7200	N	N	25009 SUMMIT DR
007	202560	0160	4/18/03	\$200,000	1500	0	7	1990	3	7290	N	N	25006 FRANKLIN DR
007	563600	0200	9/5/05	\$275,000	1510	0	7	1994	3	9626	N	N	25204 CUMBERLAND PL
007	202560	0180	4/29/04	\$216,500	1510	0	7	1990	3	7221	N	N	30400 KUMMER AV
007	289140	0110	4/15/03	\$249,950	1510	0	7	1992	3	68824	N	N	25236 SE 357TH ST
007	084400	0150	10/31/03	\$222,000	1530	0	7	1996	3	9145	N	N	32210 3RD AV
007	563600	0440	9/28/04	\$240,000	1540	0	7	1995	3	9700	N	N	25414 KANASKET DR
007	563600	0270	4/23/04	\$240,000	1540	0	7	1994	3	12425	N	N	25323 KANASKET DR
007	084400	0290	7/9/04	\$179,000	1540	0	7	1992	3	5940	N	N	32330 2ND AV
007	252206	9095	6/20/05	\$235,000	1550	0	7	1960	4	23510	N	N	26106 SE KENT-KANGLEY RD
007	563601	0720	5/10/05	\$249,950	1560	0	7	1998	3	10514	N	N	30518 SELLECK PL
007	142106	9028	8/9/04	\$229,400	1560	700	7	1987	3	22479	Y	N	32904 5TH AV
007	084040	0090	3/16/05	\$237,950	1580	0	7	1997	3	8025	N	N	32451 LYNCH LN
007	563600	0030	8/29/05	\$305,000	1590	570	7	1996	3	11122	N	N	25320 CUMBERLAND WY
007	563600	0030	9/14/04	\$255,000	1590	570	7	1996	3	11122	N	N	25320 CUMBERLAND WY
007	563601	0750	2/13/04	\$248,900	1590	560	7	1997	3	9931	N	N	30501 SELLECK PL
007	302207	9074	7/7/05	\$382,000	1600	0	7	1992	3	103237	N	N	28504 SE 262ND ST
007	084400	0185	3/23/04	\$215,500	1600	0	7	1996	3	7500	N	N	32225 5TH AV
007	202560	0100	9/17/04	\$234,450	1610	0	7	1990	3	7200	N	N	30407 BLAINE AV
007	142106	9137	5/25/04	\$239,000	1620	0	7	2004	3	13939	N	N	24717 MORGAN ST
007	510451	0580	12/9/05	\$316,000	1630	0	7	2004	3	5007	N	N	24550 SE 276TH CT
007	510451	0610	11/21/05	\$319,000	1630	0	7	2004	3	4075	N	N	24547 SE 276TH CT
007	510451	0490	6/14/05	\$294,950	1630	0	7	2003	3	4473	N	N	24506 SE 276TH CT
007	564360	0181	11/14/05	\$250,950	1630	0	7	1992	3	5037	N	N	32027 MORGAN DR
007	510451	0620	4/19/04	\$249,674	1630	0	7	2004	3	6145	N	N	24543 SE 276TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	0510	3/23/04	\$240,990	1630	0	7	2003	3	6345	N	N	24530 SE 276TH CT
007	510451	0490	2/6/04	\$239,490	1630	0	7	2003	3	4473	N	N	24506 SE 276TH CT
007	510451	0670	12/17/03	\$238,237	1630	0	7	2003	3	5338	N	N	24507 SE 276TH CT
007	510451	0580	5/21/04	\$234,990	1630	0	7	2004	3	5007	N	N	24550 SE 276TH CT
007	510451	0820	12/16/03	\$235,990	1630	0	7	2003	3	4733	N	N	24520 SE 275TH ST
007	510452	0780	8/31/04	\$250,048	1630	0	7	2004	3	5402	N	N	28002 MAPLE RIDGE WY SE
007	510451	0610	4/20/04	\$235,990	1630	0	7	2004	3	4075	N	N	24547 SE 276TH CT
007	510451	0630	4/14/04	\$232,167	1630	0	7	2003	3	4700	N	N	24539 SE 276TH CT
007	564360	0200	3/22/03	\$204,990	1630	0	7	1967	4	11400	N	N	32406 MORGAN DR
007	563601	0390	6/10/05	\$270,000	1640	0	7	1997	3	9817	N	N	25507 PALMER PL
007	563600	0490	5/5/05	\$264,900	1650	0	7	1996	3	11252	N	N	25318 KANASKET DR
007	423340	0350	4/6/04	\$224,000	1650	0	7	1994	3	10575	N	N	32524 MC KAY LN
007	202560	0140	1/29/04	\$218,000	1650	0	7	1990	3	9643	N	N	25000 FRANKLIN DR
007	423340	0050	5/20/03	\$199,000	1660	0	7	1994	3	9601	N	N	32511 NEWCASTLE DR
007	423340	0240	4/7/05	\$255,000	1680	0	7	1994	3	9668	N	N	32502 NEWCASTLE DR
007	510451	0380	7/5/05	\$298,500	1690	0	7	2002	3	4136	N	N	27424 245TH AV SE
007	510451	0210	7/19/05	\$299,950	1690	0	7	2003	3	4533	N	N	27309 245TH AV SE
007	510451	0120	5/9/05	\$289,950	1690	0	7	2002	3	5175	N	N	27407 245TH AV SE
007	510451	0540	7/5/05	\$289,500	1690	0	7	2003	3	4102	N	N	24517 SE 275TH ST
007	510451	0100	4/21/05	\$284,950	1690	0	7	2002	3	5175	N	N	27423 245TH AV SE
007	510451	1170	12/14/04	\$297,990	1690	0	7	2002	3	6217	N	N	27556 247TH CT SE
007	510451	0140	8/23/04	\$277,900	1690	0	7	2003	3	5175	N	N	27361 245TH AV SE
007	510451	0100	7/14/04	\$273,000	1690	0	7	2002	3	5175	N	N	27423 245TH AV SE
007	510451	0030	11/3/04	\$270,000	1690	0	7	2003	3	5082	N	N	27603 245TH AV SE
007	510451	0540	12/5/03	\$243,100	1690	0	7	2003	3	4102	N	N	24517 SE 275TH ST
007	510451	0220	6/18/03	\$241,451	1690	0	7	2003	3	4607	N	N	27305 245TH AV SE
007	510451	0180	1/17/03	\$241,501	1690	0	7	2003	3	4349	N	N	27329 245TH AV SE
007	510451	0760	11/5/03	\$235,972	1690	0	7	2003	3	4758	N	N	24541 SE 275TH ST
007	510451	0030	6/18/03	\$236,884	1690	0	7	2003	3	5082	N	N	27603 245TH AV SE
007	510451	0210	5/28/03	\$236,845	1690	0	7	2003	3	4533	N	N	27309 245TH AV SE
007	510451	0480	7/16/03	\$235,029	1690	0	7	2003	3	4734	N	N	27544 245TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	0140	3/6/03	\$234,300	1690	0	7	2003	3	5175	N	N	27361 245TH AV SE
007	510451	0280	5/6/03	\$229,990	1690	0	7	2003	3	4925	N	N	27338 245TH AV SE
007	510451	0450	9/17/03	\$229,990	1690	0	7	2003	3	4582	N	N	27520 245TH AV SE
007	510451	0310	2/19/03	\$225,990	1690	0	7	2003	3	4300	N	N	27362 245TH AV SE
007	510451	0780	10/14/03	\$223,990	1690	0	7	2003	3	4500	N	N	24525 SE 275TH ST
007	510451	0260	3/5/03	\$223,534	1690	0	7	2003	3	7343	N	N	27326 245TH AV SE
007	510451	0790	10/3/03	\$218,990	1690	0	7	2003	3	4500	N	N	24513 SE 275TH ST
007	202560	0260	12/16/05	\$321,500	1700	0	7	1990	3	8836	N	N	30401 KUMMER AV
007	202560	0150	8/20/03	\$246,000	1730	0	7	1991	4	7206	N	N	25002 FRANKLIN DR
007	142106	9062	5/24/05	\$356,000	1750	0	7	1983	4	78408	N	N	32823 MERINO ST
007	202650	0100	3/25/04	\$209,000	1750	0	7	1986	4	10967	N	N	24405 TERRACE PL
007	564360	0215	7/21/05	\$225,000	1760	0	7	2001	3	8960	N	N	32503 UNION DR
007	564360	0160	5/13/04	\$220,000	1760	0	7	2004	3	5840	N	N	32127 MORGAN DR
007	810000	0150	9/1/05	\$280,000	1770	0	7	1992	3	7355	N	N	32207 SUNNY LN
007	510452	0750	9/16/04	\$287,150	1770	0	7	2004	3	5450	N	N	28024 MAPLE RIDGE WY SE
007	510452	0770	9/1/04	\$275,110	1770	0	7	2004	3	5500	N	N	28010 MAPLE RIDGE WY SE
007	510452	0790	8/23/04	\$270,285	1770	0	7	2004	3	4960	N	N	27978 251ST AV SE
007	152106	9002	7/15/03	\$300,000	1770	0	7	1923	5	74052	N	N	23703 ROBERTS DR
007	510452	0320	7/20/04	\$234,990	1770	0	7	2004	3	5329	N	N	27961 251ST AV SE
007	142106	9074	9/30/03	\$270,000	1780	600	7	1943	5	26136	N	N	24512 MORGAN ST
007	084400	0845	10/4/05	\$235,000	1790	0	7	1991	3	6100	N	N	32428 3RD AV
007	423340	0180	5/30/05	\$275,000	1810	0	7	1995	3	9683	N	N	32404 NEWCASTLE DR
007	142106	9042	11/8/05	\$370,000	1820	0	7	1926	4	185565	N	N	25010 MORGAN ST
007	423340	0190	8/20/04	\$252,000	1820	0	7	1994	3	10086	N	N	32406 NEWCASTLE DR
007	510451	0240	11/16/05	\$357,950	1830	0	7	2003	3	8601	N	N	27318 245TH AV SE
007	510451	0090	11/3/05	\$350,000	1830	0	7	2002	3	5175	N	N	27431 245TH AV SE
007	510451	0770	12/20/05	\$334,500	1830	0	7	2003	3	4500	N	N	24533 SE 275TH ST
007	510451	0320	8/17/05	\$334,000	1830	0	7	2002	3	4500	N	N	27370 245TH AV SE
007	510451	0270	6/17/05	\$309,950	1830	0	7	2003	3	5612	N	N	27330 245TH AV SE
007	510451	0290	5/4/05	\$306,000	1830	0	7	2003	3	4564	N	N	27346 245TH AV SE
007	510451	1160	3/29/05	\$317,990	1830	0	7	2002	3	6079	N	N	27552 247TH CT SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	0770	9/15/04	\$289,900	1830	0	7	2003	3	4500	N	N	24533 SE 275TH ST
007	510451	0250	11/8/04	\$290,000	1830	0	7	2003	3	6826	N	N	27322 245TH AV SE
007	510451	0470	9/17/04	\$284,500	1830	0	7	2003	3	4796	N	N	27536 245TH AV SE
007	510451	0200	12/28/04	\$283,600	1830	0	7	2003	3	5184	N	N	27313 245TH AV SE
007	510451	0440	2/15/05	\$275,000	1830	0	7	2003	3	4390	N	N	27514 245TH AV SE
007	510451	0130	12/27/04	\$275,000	1830	0	7	2003	3	5175	N	N	27369 245TH AV SE
007	510451	0060	3/11/04	\$270,000	1830	0	7	2002	3	5331	N	N	27455 245TH AV SE
007	510451	0600	4/19/04	\$267,334	1830	0	7	2004	3	5434	N	N	24553 SE 276TH CT
007	510451	0660	3/19/04	\$263,881	1830	0	7	2003	3	5168	N	N	24515 SE 276TH CT
007	510451	0560	4/30/04	\$264,809	1830	0	7	2004	3	5877	N	N	24542 SE 276TH CT
007	510451	0520	3/30/04	\$261,925	1830	0	7	2004	3	4156	N	N	24534 SE 276TH CT
007	510451	0590	6/2/04	\$256,580	1830	0	7	2004	3	5757	N	N	24554 SE 276TH CT
007	510451	0430	2/9/04	\$257,776	1830	0	7	2003	3	4656	N	N	27506 245TH AV SE
007	510451	0460	8/8/03	\$254,785	1830	0	7	2003	3	4764	N	N	27528 245TH AV SE
007	510451	0010	6/11/03	\$254,150	1830	0	7	2003	3	9601	N	N	27619 245TH AV SE
007	510451	0650	2/3/04	\$252,884	1830	0	7	2003	3	5252	N	N	24523 SE 276TH CT
007	510451	0550	10/21/03	\$252,775	1830	0	7	2003	3	6809	N	N	24521 SE 275TH ST
007	510451	0050	8/25/03	\$249,990	1830	0	7	2003	3	6269	N	N	27543 245TH AV SE
007	510451	0530	4/2/04	\$250,602	1830	0	7	2004	3	5769	N	N	24538 SE 276TH CT
007	510451	0570	5/7/04	\$250,200	1830	0	7	2004	3	5016	N	N	24546 SE 276TH CT
007	510451	0840	2/19/04	\$248,062	1830	0	7	2003	3	5437	N	N	24536 SE 275TH ST
007	510451	0830	2/20/04	\$247,200	1830	0	7	2003	3	4500	N	N	24528 SE 275TH ST
007	510451	0240	2/13/03	\$247,191	1830	0	7	2003	3	8601	N	N	27318 245TH AV SE
007	510451	0170	2/3/04	\$248,000	1830	0	7	2003	3	5144	N	N	27337 245TH AV SE
007	510451	0040	7/9/03	\$246,990	1830	0	7	2003	3	5320	N	N	27551 245TH AV SE
007	510451	0250	2/10/03	\$246,559	1830	0	7	2003	3	6826	N	N	27322 245TH AV SE
007	510451	0170	3/18/03	\$246,990	1830	0	7	2003	3	5144	N	N	27337 245TH AV SE
007	510451	0800	9/17/03	\$245,990	1830	0	7	2003	3	4498	N	N	24509 SE 275TH ST
007	510451	0500	2/17/04	\$242,990	1830	0	7	2003	3	4785	N	N	24514 SE 276TH CT
007	510451	0810	11/25/03	\$242,500	1830	0	7	2003	3	5120	N	N	24512 SE 275TH ST
007	510451	0200	2/21/03	\$241,811	1830	0	7	2003	3	5184	N	N	27313 245TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	510451	0020	6/2/03	\$239,990	1830	0	7	2003	3	5892	N	N	27611 245TH AV SE
007	510451	0470	9/3/03	\$239,903	1830	0	7	2003	3	4796	N	N	27536 245TH AV SE
007	510451	0330	2/18/03	\$239,490	1830	0	7	2002	3	5000	N	N	27400 245TH AV SE
007	510451	0770	11/3/03	\$234,990	1830	0	7	2003	3	4500	N	N	24533 SE 275TH ST
007	510451	0290	1/24/03	\$237,990	1830	0	7	2003	3	4564	N	N	27346 245TH AV SE
007	510451	0300	2/6/03	\$237,000	1830	0	7	2003	3	5205	N	N	27354 245TH AV SE
007	510451	0640	3/9/04	\$236,990	1830	0	7	2003	3	4685	N	N	24531 SE 276TH CT
007	510451	0440	11/4/03	\$235,990	1830	0	7	2003	3	4390	N	N	27514 245TH AV SE
007	510451	0230	3/5/03	\$234,278	1830	0	7	2003	3	9396	N	N	27301 245TH AV SE
007	510451	0270	2/5/03	\$233,990	1830	0	7	2003	3	5612	N	N	27330 245TH AV SE
007	510451	0190	1/30/03	\$231,640	1830	0	7	2003	3	4694	N	N	27321 245TH AV SE
007	563600	0170	2/20/03	\$239,950	1860	0	7	1994	3	10231	N	N	25210 CUMBERLAND PL
007	563600	0210	8/10/05	\$349,950	1870	810	7	1995	3	9624	N	N	25202 CUMBERLAND PL
007	563600	0320	3/23/05	\$325,000	1870	970	7	1995	3	10914	N	N	25415 KANASKET DR
007	563600	0280	2/25/03	\$289,950	1880	860	7	1994	3	11055	N	N	25401 KANASKET DR
007	346340	0140	8/16/05	\$467,000	1900	620	7	1984	3	44866	N	N	22515 SE 329TH ST
007	563601	0120	6/9/04	\$297,950	1900	0	7	1997	3	11839	N	N	30424 CUMBERLAND DR
007	563600	0310	5/24/05	\$340,000	1920	890	7	1995	3	10361	N	N	25411 KANASKET DR
007	232106	9034	6/9/05	\$395,000	1980	0	7	1977	4	216057	N	N	35006 257TH AV SE
007	563601	0430	9/20/04	\$267,000	1980	0	7	1997	3	9603	N	N	25506 PALMER PL
007	563601	0730	8/28/03	\$269,950	1980	0	7	1998	3	10617	N	N	30508 SELLECK PL
007	563601	0240	5/25/05	\$281,000	2000	0	7	1996	3	10378	N	N	25608 CUMBERLAND WY
007	563601	0080	3/8/05	\$290,000	2050	0	7	1998	3	9635	N	N	30508 CUMBERLAND DR
007	563601	0050	11/12/03	\$258,000	2057	0	7	1998	3	9600	N	N	30516 CUMBERLAND DR
007	563601	0450	6/28/05	\$300,000	2090	0	7	1997	3	9604	N	N	25422 PALMER PL
007	563601	0130	10/8/03	\$265,000	2090	0	7	1998	3	9855	N	N	30420 CUMBERLAND DR
007	563601	0030	10/13/03	\$265,000	2090	0	7	1998	3	9600	N	N	30520 CUMBERLAND DR
007	510452	0760	9/16/04	\$315,394	2150	0	7	2004	3	5500	N	N	28018 MAPLE RIDGE WY SE
007	510452	0800	8/18/04	\$291,990	2150	0	7	2004	3	5816	N	N	27970 251ST AV SE
007	423340	0330	12/13/04	\$250,000	2180	0	7	1993	3	11685	N	N	32528 MC KAY LN
007	563601	0350	9/12/05	\$341,950	2300	0	7	1998	3	10109	N	N	25404 CUMBERLAND WY

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	142106	9043	11/15/04	\$325,000	2500	0	7	1971	4	130680	N	N	32915 MERINO ST
007	142106	9162	3/7/03	\$272,500	2570	0	7	1998	3	12109	N	N	25006 MORGAN ST
007	510451	1710	7/15/04	\$372,008	2800	0	7	2004	3	7020	N	N	24708 SE 278TH ST
007	563600	0100	5/14/03	\$285,000	2890	0	7	1997	3	10641	N	N	25201 KANASKET DR
007	563601	0460	12/1/04	\$307,500	2905	0	7	1998	3	9601	N	N	25418 PALMER PL
007	563601	0020	8/24/04	\$320,000	2993	0	7	1998	3	9600	N	N	30524 CUMBERLAND DR
007	563601	0690	11/6/03	\$312,000	2993	0	7	1998	3	9600	N	N	30513 CUMBERLAND DR
007	222106	9026	1/26/05	\$390,000	3020	0	7	1987	3	40500	N	N	24224 SE GREEN VALLEY RD
007	564360	0110	10/14/04	\$244,000	1150	490	8	1997	3	9490	N	N	32124 MORGAN DR
007	162106	9030	8/14/03	\$265,000	1260	250	8	1988	3	44431	N	N	22117 SE 328TH PL
007	142106	9072	2/7/03	\$259,800	1510	0	8	1994	3	101494	N	N	32813 MERINO ST
007	510452	0740	10/7/04	\$265,644	1630	0	8	2004	3	4744	N	N	28028 MAPLE RIDGE WY SE
007	510452	0640	3/24/05	\$294,990	1770	0	8	2004	3	5000	N	N	28078 MAPLE RIDGE WY SE
007	510452	0720	10/1/04	\$293,131	1770	0	8	2004	3	9239	N	N	28036 MAPLE RIDGE WY SE
007	510452	0570	2/17/05	\$292,990	1770	0	8	2004	3	5145	N	N	28120 MAPLE RIDGE WY SE
007	510452	0610	12/17/04	\$288,990	1770	0	8	2004	3	4500	N	N	28104 MAPLE RIDGE WY SE
007	510452	0700	10/13/04	\$288,936	1770	0	8	2004	3	5450	N	N	28044 MAPLE RIDGE WY SE
007	510452	0680	10/28/04	\$285,112	1770	0	8	2004	3	5000	N	N	28062 MAPLE RIDGE WY SE
007	510452	0580	2/7/05	\$278,990	1770	0	8	2004	3	5369	N	N	28116 MAPLE RIDGE WY SE
007	510452	0670	10/26/04	\$268,338	1770	0	8	2004	3	4500	N	N	28066 MAPLE RIDGE WY SE
007	510452	0620	11/18/04	\$269,990	1770	0	8	2004	3	5000	N	N	28100 MAPLE RIDGE WY SE
007	510452	0350	6/10/04	\$269,727	1770	0	8	2004	3	5363	N	N	27988 MAPLE RIDGE WY SE
007	510452	0330	7/7/04	\$249,990	1770	0	8	2004	3	4505	N	N	27969 251ST AV SE
007	563600	0090	12/19/03	\$252,152	1800	0	8	1997	3	14003	N	N	25202 KANASKET DR
007	346340	0030	2/13/04	\$274,950	1850	0	8	1990	3	25098	N	N	32729 224TH PL SE
007	346340	0210	9/16/05	\$345,000	1870	0	8	1984	3	34127	N	N	22620 SE 329TH ST
007	072107	9030	11/24/03	\$377,000	1900	1380	8	2001	4	25050	Y	Y	27703 SE 306TH ST
007	510451	0970	12/6/05	\$404,000	2000	0	8	2002	3	6301	N	N	27344 MAPLE RIDGE WY SE
007	510451	0720	7/14/05	\$389,950	2000	0	8	2003	3	5500	N	N	27531 MAPLE RIDGE WY SE
007	510451	1140	1/25/05	\$370,990	2000	0	8	2002	3	8582	N	N	27542 247TH CT SE
007	510451	0750	5/25/05	\$350,000	2000	0	8	2003	3	5779	N	N	27505 MAPLE RIDGE WY SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	0690	3/25/05	\$336,950	2000	0	8	2003	3	5678	N	N	27555 MAPLE RIDGE WY SE
007	510451	2080	8/24/04	\$314,900	2000	0	8	2003	3	5863	N	N	27703 245TH AV SE
007	510451	2080	7/28/03	\$281,990	2000	0	8	2003	3	5863	N	N	27703 245TH AV SE
007	510451	0700	3/5/03	\$281,326	2000	0	8	2003	3	6028	N	N	27545 MAPLE RIDGE WY SE
007	510451	2100	5/12/03	\$280,950	2000	0	8	2003	3	5544	N	N	27719 245TH AV SE
007	510451	0680	3/21/03	\$280,000	2000	0	8	2003	3	6183	N	N	27536 MAPLE RIDGE WY SE
007	510451	2030	3/24/03	\$276,765	2000	0	8	2003	3	7084	N	N	24453 SE 277TH CT
007	510451	0690	3/26/03	\$272,990	2000	0	8	2003	3	5678	N	N	27555 MAPLE RIDGE WY SE
007	510451	0720	2/18/03	\$270,000	2000	0	8	2003	3	5500	N	N	27531 MAPLE RIDGE WY SE
007	510451	0730	3/27/03	\$269,090	2000	0	8	2003	3	5500	N	N	27523 MAPLE RIDGE WY SE
007	346340	0080	2/17/05	\$373,000	2030	0	8	1992	3	41295	N	N	22415 SE 329TH ST
007	510453	0010	5/3/05	\$361,624	2040	0	8	2005	3	4421	N	N	25315 SE 279TH ST
007	510453	0840	6/21/05	\$361,261	2040	0	8	2005	3	4604	Y	N	27812 256TH CT SE
007	510453	0040	6/3/05	\$357,116	2040	0	8	2005	3	4095	N	N	25333 SE 279TH ST
007	510453	1100	9/26/05	\$353,478	2040	0	8	2005	3	4436	N	N	25320 SE 279TH PL
007	510453	1080	6/27/05	\$353,271	2040	0	8	2005	3	4005	N	N	25332 SE 279TH PL
007	510452	0550	6/14/04	\$315,613	2080	0	8	2004	3	5100	N	N	28107 MAPLE RIDGE WY SE
007	510452	0540	5/17/04	\$309,903	2080	0	8	2004	3	5100	N	N	28099 MAPLE RIDGE WY SE
007	510452	0520	4/15/04	\$284,990	2080	0	8	2004	3	5100	N	N	28083 MAPLE RIDGE WY SE
007	346340	0130	5/13/04	\$346,000	2110	0	8	1984	3	61064	N	N	22513 SE 329TH ST
007	510452	0630	11/29/05	\$390,000	2150	0	8	2004	3	5000	N	N	28082 MAPLE RIDGE WY SE
007	510451	1150	3/11/05	\$378,539	2150	0	8	2004	3	17601	N	N	27548 247TH CT SE
007	510452	0660	4/8/05	\$361,950	2150	0	8	2004	3	7995	N	N	28070 MAPLE RIDGE WY SE
007	510452	0590	3/8/05	\$350,990	2150	0	8	2004	3	9523	N	N	28112 MAPLE RIDGE WY SE
007	510452	0660	1/11/05	\$332,990	2150	0	8	2004	3	7995	N	N	28070 MAPLE RIDGE WY SE
007	510452	0630	11/22/04	\$331,321	2150	0	8	2004	3	5000	N	N	28082 MAPLE RIDGE WY SE
007	510452	0810	8/20/04	\$316,624	2150	0	8	2004	3	11672	N	N	27962 251ST AV SE
007	510452	0710	10/1/04	\$307,990	2150	0	8	2004	3	4294	N	N	28040 MAPLE RIDGE WY SE
007	510452	0820	10/6/05	\$395,000	2190	0	8	2004	3	8960	N	N	27954 251ST AV SE
007	510452	0360	6/14/05	\$359,950	2190	0	8	2004	3	4502	N	N	27980 MAPLE RIDGE WY SE
007	510452	0650	12/29/04	\$340,124	2190	0	8	2004	3	4500	N	N	28074 MAPLE RIDGE WY SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510452	0600	12/1/04	\$333,990	2190	0	8	2004	3	7233	N	N	28108 MAPLE RIDGE WY SE
007	510452	0690	10/14/04	\$323,921	2190	0	8	2004	3	4500	N	N	28050 MAPLE RIDGE WY SE
007	510452	0730	9/29/04	\$314,859	2190	0	8	2004	3	6944	N	N	28032 MAPLE RIDGE WY SE
007	510452	0360	8/9/04	\$311,990	2190	0	8	2004	3	4502	N	N	27980 MAPLE RIDGE WY SE
007	510452	0340	6/22/04	\$288,805	2190	0	8	2004	3	4496	N	N	27977 251ST AV SE
007	510452	0820	7/30/04	\$285,990	2190	0	8	2004	3	8960	N	N	27954 251ST AV SE
007	346340	0090	7/28/05	\$399,990	2220	0	8	1991	3	42905	N	N	22421 SE 329TH ST
007	346340	0330	4/17/04	\$395,000	2240	690	8	1990	3	29136	Y	Y	32602 224TH PL SE
007	510453	0020	6/24/05	\$386,263	2300	0	8	2005	3	4095	N	N	25321 SE 279TH ST
007	510453	1110	8/30/05	\$373,314	2300	0	8	2005	3	4880	N	N	25314 SE 279TH PL
007	346340	0070	2/11/03	\$272,000	2310	0	8	1990	3	36125	N	N	22403 SE 329TH ST
007	510452	0490	8/2/05	\$398,000	2350	0	8	2003	3	5100	N	N	28059 MAPLE RIDGE WY SE
007	510452	0390	12/5/05	\$387,000	2350	0	8	2003	3	5140	N	N	27981 MAPLE RIDGE WY SE
007	510452	0110	11/25/03	\$299,990	2350	0	8	2003	3	5881	N	N	27949 MAPLE RIDGE WY SE
007	510452	0460	2/18/04	\$304,000	2350	0	8	2003	3	5100	N	N	28035 MAPLE RIDGE WY SE
007	510452	0040	11/20/03	\$293,990	2350	0	8	2003	3	5355	N	N	27839 MAPLE RIDGE WY SE
007	510452	0420	3/1/04	\$297,490	2350	0	8	2003	3	5100	N	N	28003 MAPLE RIDGE WY SE
007	510452	0100	10/7/03	\$296,903	2350	0	8	2003	3	6232	N	N	27941 MAPLE RIDGE WY SE
007	510452	0440	1/28/04	\$295,061	2350	0	8	2003	3	5100	N	N	28019 MAPLE RIDGE WY SE
007	510452	0020	7/15/03	\$287,958	2350	0	8	2003	3	5355	N	N	27823 MAPLE RIDGE WY SE
007	510452	0390	12/22/03	\$292,990	2350	0	8	2003	3	5140	N	N	27981 MAPLE RIDGE WY SE
007	510452	0050	8/24/03	\$287,000	2350	0	8	2003	3	5355	N	N	27901 MAPLE RIDGE WY SE
007	510452	0490	3/11/04	\$284,990	2350	0	8	2003	3	5100	N	N	28059 MAPLE RIDGE WY SE
007	510452	0400	2/6/04	\$280,000	2350	0	8	2003	3	5100	N	N	27989 MAPLE RIDGE WY SE
007	510453	1090	8/18/05	\$379,112	2370	0	8	2005	3	4094	N	N	25326 SE 279TH PL
007	302207	9031	4/1/03	\$379,000	2370	0	8	1989	3	100483	N	N	28414 SE 258TH ST
007	510453	0030	9/8/05	\$389,805	2380	0	8	2005	3	4095	N	N	25327 SE 279TH ST
007	346340	0240	3/23/04	\$346,000	2390	0	8	1991	3	40383	Y	Y	22424 SE 329TH ST
007	289140	0440	12/7/04	\$358,500	2395	0	8	1997	3	113256	N	N	25278 SE 356TH ST
007	510452	0480	3/17/04	\$344,619	2410	0	8	2003	3	5100	N	N	28051 MAPLE RIDGE WY SE
007	510451	0940	8/11/05	\$435,000	2430	0	8	2002	3	6482	N	N	27325 MAPLE RIDGE WY SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	510451	2090	8/19/05	\$429,900	2430	0	8	2003	3	5160	N	N	27711 245TH AV SE
007	510451	0980	9/30/05	\$425,000	2430	0	8	2002	3	5932	N	N	27352 MAPLE RIDGE WY SE
007	510451	0960	6/9/05	\$424,900	2430	0	8	2002	3	6393	N	N	27336 MAPLE RIDGE WY SE
007	510451	2020	5/23/05	\$424,950	2430	0	8	2003	3	9496	N	N	24474 SE 277TH CT
007	510451	0910	6/23/05	\$419,950	2430	0	8	2002	3	6409	N	N	27349 MAPLE RIDGE WY SE
007	510451	1130	1/10/05	\$416,990	2430	0	8	2002	3	6462	N	N	27538 247TH CT SE
007	510451	0950	8/16/04	\$350,450	2430	0	8	2002	3	6647	N	N	27328 MAPLE RIDGE WY SE
007	510451	2020	1/21/03	\$326,933	2430	0	8	2003	3	9496	N	N	24474 SE 277TH CT
007	510451	2040	2/7/03	\$316,490	2430	0	8	2003	3	7406	N	N	24457 SE 277TH CT
007	510451	2050	2/13/03	\$307,990	2430	0	8	2003	3	21197	N	N	24461 SE 277TH CT
007	510451	2060	3/17/03	\$307,930	2430	0	8	2003	3	7243	N	N	24465 SE 277TH CT
007	510451	2070	6/4/03	\$306,990	2430	0	8	2003	3	7242	N	N	24471 SE 277TH CT
007	510451	2110	3/3/03	\$304,366	2430	0	8	2003	3	6800	N	N	27727 245TH AV SE
007	510451	2010	1/27/03	\$300,000	2430	0	8	2003	3	6985	N	N	24482 SE 277TH CT
007	510451	2090	7/16/03	\$299,990	2430	0	8	2003	3	5160	N	N	27711 245TH AV SE
007	510451	0740	2/24/04	\$299,900	2430	0	8	2003	3	5500	N	N	27515 MAPLE RIDGE WY SE
007	510451	1080	2/12/03	\$297,990	2430	0	8	2003	3	5512	N	N	27532 MAPLE RIDGE WY SE
007	510451	0710	3/7/03	\$294,990	2430	0	8	2003	3	5718	N	N	27539 MAPLE RIDGE WY SE
007	510451	1050	1/28/03	\$291,990	2430	0	8	2003	3	7163	N	N	27508 MAPLE RIDGE WY SE
007	510452	0560	6/18/04	\$342,990	2480	0	8	2004	3	5955	N	N	28121 MAPLE RIDGE WY SE
007	510452	0500	5/7/04	\$342,990	2480	0	8	2004	3	5100	N	N	28067 MAPLE RIDGE WY SE
007	510452	0470	3/18/04	\$339,057	2480	0	8	2004	3	5100	N	N	28043 MAPLE RIDGE WY SE
007	510452	0120	8/10/05	\$429,000	2510	0	8	2003	3	6407	N	N	27957 MAPLE RIDGE WY SE
007	510452	0130	11/4/03	\$351,417	2510	0	8	2003	3	6017	N	N	27965 MAPLE RIDGE WY SE
007	510452	0120	10/24/03	\$347,387	2510	0	8	2003	3	6407	N	N	27957 MAPLE RIDGE WY SE
007	510452	0510	8/23/04	\$351,990	2510	0	8	2004	3	5100	N	N	28075 MAPLE RIDGE WY SE
007	510452	0530	4/21/04	\$349,650	2510	0	8	2004	3	5100	N	N	28091 MAPLE RIDGE WY SE
007	510452	0080	9/17/03	\$337,990	2510	0	8	2003	3	7266	N	N	27925 MAPLE RIDGE WY SE
007	510452	0380	11/25/03	\$342,990	2510	0	8	2003	3	5675	N	N	27973 MAPLE RIDGE WY SE
007	510452	0410	12/3/03	\$336,990	2510	0	8	2003	3	5100	N	N	27997 MAPLE RIDGE WY SE
007	510452	0010	7/10/03	\$324,131	2510	0	8	2003	3	6008	N	N	27815 MAPLE RIDGE WY SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510452	0450	2/23/04	\$327,990	2510	0	8	2003	3	5100	N	N	28027 MAPLE RIDGE WY SE
007	510452	0030	8/18/03	\$320,000	2510	0	8	2003	3	5355	N	N	27831 MAPLE RIDGE WY SE
007	510452	0430	1/9/04	\$319,490	2510	0	8	2003	3	5100	N	N	28011 MAPLE RIDGE WY SE
007	510452	0070	9/5/03	\$316,005	2510	0	8	2003	3	6306	N	N	27917 MAPLE RIDGE WY SE
007	510452	0090	9/25/03	\$315,990	2510	0	8	2003	3	6858	N	N	27933 MAPLE RIDGE WY SE
007	510452	0060	8/27/03	\$312,385	2510	0	8	2003	3	5720	N	N	27909 MAPLE RIDGE WY SE
007	302207	9099	11/3/04	\$464,000	2530	0	8	2000	3	217800	N	N	27021 292ND AV SE
007	510453	0850	6/23/05	\$356,878	2550	0	8	2005	3	6820	Y	N	27826 256TH CT SE
007	510451	1180	6/3/05	\$370,314	2690	0	8	2005	3	6327	N	N	27560 247TH CT SE
007	252206	9134	4/22/05	\$389,900	2720	0	8	2004	3	19950	N	N	26903 LANDSBURG RD SE
007	510451	1270	6/6/05	\$479,950	2800	0	8	2003	3	7618	N	N	24776 SE 276TH PL
007	510451	1120	3/14/05	\$468,990	2800	0	8	2002	3	9652	N	N	27534 247TH CT SE
007	510451	1430	7/25/05	\$437,900	2800	0	8	2003	3	10209	N	N	24806 SE 278TH ST
007	510452	0280	11/15/04	\$417,920	2800	0	8	2004	3	9365	N	N	24972 SE 279TH ST
007	510452	0310	12/8/04	\$414,990	2800	0	8	2004	3	12224	N	N	24990 SE 279TH ST
007	510452	0240	10/7/04	\$410,990	2800	0	8	2004	3	13487	N	N	24940 SE 279TH ST
007	510452	0200	2/8/05	\$400,990	2800	0	8	2004	3	7198	N	N	27832 MAPLE RIDGE WY SE
007	510452	0220	12/19/04	\$406,990	2800	0	8	2004	3	7860	N	N	24924 SE 279TH ST
007	510451	2160	6/2/04	\$401,687	2800	0	8	2004	3	6930	N	N	24619 SE 278TH ST
007	510451	1220	7/25/04	\$405,000	2800	0	8	2002	3	7691	N	N	24736 SE 276TH PL
007	510452	0150	8/17/04	\$381,990	2800	0	8	2004	3	8494	N	N	24921 SE 279TH ST
007	510452	0170	8/11/04	\$389,817	2800	0	8	2004	3	7280	N	N	24905 SE 279TH ST
007	510451	1280	5/7/04	\$387,500	2800	0	8	2003	3	7597	N	N	24784 SE 276TH PL
007	510451	2120	10/28/03	\$384,109	2800	0	8	2003	3	11188	N	N	24529 SE 278TH ST
007	510451	1760	4/19/04	\$384,077	2800	0	8	2004	3	8068	N	N	24602 SE 278TH ST
007	510451	1670	6/29/04	\$381,500	2800	0	8	2003	3	7326	N	N	27729 MAPLE RIDGE WY SE
007	510451	1790	3/25/04	\$385,807	2800	0	8	2003	3	7996	N	N	27716 246TH AV SE
007	510451	2150	5/6/04	\$372,990	2800	0	8	2004	3	7182	N	N	24611 SE 278TH ST
007	510451	1400	3/25/03	\$371,374	2800	0	8	2003	3	7826	N	N	24823 SE 278TH ST
007	510451	1600	6/29/04	\$370,000	2800	0	8	2002	3	9764	N	N	27627 MAPLE RIDGE WY SE
007	510451	1690	1/24/03	\$366,000	2800	0	8	2003	3	9229	N	N	27745 MAPLE RIDGE WY SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	510451	1340	5/8/03	\$359,765	2800	0	8	2003	3	9768	N	N	24846 SE 278TH ST
007	510451	1980	8/19/03	\$359,236	2800	0	8	2003	3	8115	N	N	27702 245TH AV SE
007	510451	1850	11/5/03	\$357,869	2800	0	8	2003	3	7705	N	N	27633 246TH AV SE
007	510451	1480	4/1/03	\$358,821	2800	0	8	2003	3	7212	N	N	24838 SE 278TH ST
007	510451	1950	9/17/03	\$358,244	2800	0	8	2003	3	9480	N	N	27726 245TH AV SE
007	510451	1430	4/9/03	\$353,691	2800	0	8	2003	3	10209	N	N	24806 SE 278TH ST
007	510451	1840	12/2/03	\$352,366	2800	0	8	2003	3	6977	N	N	27630 246TH AV SE
007	510451	1370	6/17/03	\$352,109	2800	0	8	2003	3	10356	N	N	24847 SE 278TH ST
007	510451	1450	4/11/03	\$350,990	2800	0	8	2003	3	7356	N	N	24822 SE 278TH ST
007	510451	2000	8/2/03	\$347,125	2800	0	8	2003	3	8115	N	N	27634 245TH AV SE
007	510451	1920	10/13/03	\$344,990	2800	0	8	2003	3	7599	N	N	24524 SE 278TH ST
007	510451	1670	1/8/03	\$340,990	2800	0	8	2003	3	7326	N	N	27729 MAPLE RIDGE WY SE
007	510451	1360	5/22/03	\$337,990	2800	0	8	2003	3	9593	N	N	24853 SE 278TH ST
007	510451	1520	2/24/03	\$331,990	2800	0	8	2003	3	7353	N	N	27730 MAPLE RIDGE WY SE
007	510451	1810	2/24/04	\$408,990	3440	0	8	2004	3	6600	N	N	27654 246TH AV SE
007	510451	1100	3/18/05	\$509,990	3610	0	8	2002	3	8817	N	N	27535 247TH CT SE
007	510451	1410	5/24/05	\$485,000	3610	0	8	2003	3	7355	N	N	24815 SE 278TH ST
007	510451	1880	2/24/05	\$469,900	3610	0	8	2003	3	7000	N	N	27707 246TH AV SE
007	510451	1320	7/12/04	\$457,000	3610	0	8	2003	3	14186	N	N	24796 SE 276TH PL
007	510451	1680	5/24/04	\$446,900	3610	0	8	2003	3	7906	N	N	27737 MAPLE RIDGE WY SE
007	510451	1880	4/5/04	\$406,990	3610	0	8	2003	3	7000	N	N	27707 246TH AV SE
007	510451	1970	9/3/03	\$400,372	3610	0	8	2003	3	8541	N	N	27710 245TH AV SE
007	510451	1860	3/17/04	\$400,000	3610	0	8	2003	3	7369	N	N	27641 246TH AV SE
007	510451	1940	9/29/03	\$396,043	3610	0	8	2003	3	8538	N	N	27734 245TH AV SE
007	510451	1410	4/10/03	\$392,766	3610	0	8	2003	3	7355	N	N	24815 SE 278TH ST
007	510451	1500	5/13/03	\$389,990	3610	0	8	2003	3	7255	N	N	27746 MAPLE RIDGE WY SE
007	510451	1820	1/14/04	\$388,990	3610	0	8	2003	3	6600	N	N	27646 246TH AV SE
007	510451	1460	4/17/03	\$387,976	3610	0	8	2003	3	11527	N	N	24826 SE 278TH ST
007	510451	1680	4/3/03	\$384,990	3610	0	8	2003	3	7906	N	N	27737 MAPLE RIDGE WY SE
007	510451	1390	4/1/03	\$382,910	3610	0	8	2003	3	8169	N	N	24831 SE 278TH ST
007	510451	1930	9/15/03	\$380,990	3610	0	8	2003	3	8373	N	N	24516 SE 278TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	1330	4/30/03	\$380,708	3610	0	8	2003	3	11005	N	N	24842 SE 278TH ST
007	510451	1510	2/6/03	\$379,990	3610	0	8	2003	3	9242	N	N	27738 MAPLE RIDGE WY SE
007	510451	1530	2/21/03	\$365,990	3610	0	8	2003	3	7555	N	N	27722 MAPLE RIDGE WY SE
007	510451	2180	6/15/04	\$465,456	3640	0	8	2004	3	6930	N	N	24701 SE 278TH ST
007	510451	1770	4/1/04	\$446,122	3640	0	8	2004	3	7790	N	N	27732 246TH AV SE
007	510451	1570	8/1/05	\$545,000	3740	0	8	2002	3	8419	N	N	27648 MAPLE RIDGE WY SE
007	510451	1090	12/15/04	\$518,990	3740	0	8	2002	3	7889	N	N	27541 247TH CT SE
007	510451	1960	9/1/05	\$504,900	3740	0	8	2003	3	9194	N	N	27718 245TH AV SE
007	510452	0290	12/7/04	\$473,990	3740	0	8	2004	3	10325	N	N	24980 SE 279TH ST
007	510452	0210	9/22/04	\$469,835	3740	0	8	2004	3	6950	N	N	24916 SE 279TH ST
007	510452	0250	12/1/04	\$467,990	3740	0	8	2004	3	10710	N	N	24948 SE 279TH ST
007	510452	0270	11/22/04	\$467,000	3740	0	8	2004	3	9302	N	N	24964 SE 279TH ST
007	510452	0140	8/25/04	\$458,572	3740	0	8	2004	3	7148	N	N	24957 SE 279TH ST
007	510451	1800	2/17/04	\$452,382	3740	0	8	2003	3	6934	N	N	27708 246TH AV SE
007	510451	1700	7/28/04	\$453,262	3740	0	8	2004	3	11196	N	N	24716 SE 278TH ST
007	510451	2130	11/5/03	\$436,951	3740	0	8	2003	3	9437	N	N	24537 SE 278TH ST
007	510451	1440	7/20/04	\$439,950	3740	0	8	2003	3	6973	N	N	24814 SE 278TH ST
007	510451	1260	3/11/04	\$434,000	3740	0	8	2003	3	10837	N	N	24768 SE 276TH PL
007	510451	1750	5/27/04	\$434,582	3740	0	8	2004	3	6845	N	N	24610 SE 278TH ST
007	510451	1610	1/21/04	\$413,900	3740	0	8	2002	3	7866	N	N	27635 MAPLE RIDGE WY SE
007	510451	1380	4/11/03	\$413,247	3740	0	8	2003	3	10356	N	N	24839 SE 278TH ST
007	510451	1420	3/11/03	\$409,349	3740	0	8	2003	3	8164	N	N	24807 SE 278TH ST
007	510451	1470	4/30/03	\$404,990	3740	0	8	2003	3	8788	N	N	24830 SE 278TH ST
007	510451	1440	3/17/03	\$400,990	3740	0	8	2003	3	6973	N	N	24814 SE 278TH ST
007	510451	1660	1/2/03	\$398,808	3740	0	8	2003	3	7497	N	N	27721 MAPLE RIDGE WY SE
007	510451	1870	1/8/04	\$395,990	3740	0	8	2003	3	7322	N	N	27649 246TH AV SE
007	510451	1960	9/9/03	\$394,990	3740	0	8	2003	3	9194	N	N	27718 245TH AV SE
007	510451	1350	5/21/03	\$392,571	3740	0	8	2003	3	9592	N	N	24854 SE 278TH ST
007	510451	1830	12/9/03	\$389,990	3740	0	8	2003	3	6977	N	N	27638 246TH AV SE
007	510451	1990	8/13/03	\$381,652	3740	0	8	2003	3	7962	N	N	27642 245TH AV SE
007	510451	1490	3/7/03	\$372,990	3740	0	8	2003	3	7211	N	N	27752 MAPLE RIDGE WY SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	510451	1900	3/12/04	\$427,756	3745	0	8	2004	3	7443	N	N	27723 246TH AV SE
007	510452	0230	7/8/05	\$497,500	3780	0	8	2004	3	9261	N	N	24932 SE 279TH ST
007	510452	0370	12/14/04	\$458,000	3780	0	8	2004	3	9287	N	N	24996 SE 279TH ST
007	510452	0300	11/18/04	\$452,250	3780	0	8	2004	3	9126	N	N	24986 SE 279TH ST
007	510452	0230	10/14/04	\$442,123	3780	0	8	2004	3	9261	N	N	24932 SE 279TH ST
007	510452	0260	10/28/04	\$440,310	3780	0	8	2004	3	9785	N	N	24956 SE 279TH ST
007	510451	1720	6/29/04	\$437,990	3780	0	8	2004	3	8554	N	N	24700 SE 278TH ST
007	510451	2170	6/9/04	\$433,694	3780	0	8	2004	3	6930	N	N	24627 SE 278TH ST
007	510452	0190	9/7/04	\$428,990	3780	0	8	2004	3	8139	N	N	27820 MAPLE RIDGE WY SE
007	510452	0180	8/2/04	\$431,990	3780	0	8	2004	3	11592	N	N	27924 MAPLE RIDGE WY SE
007	510451	1730	6/23/04	\$428,392	3780	0	8	2004	3	6800	N	N	24626 SE 278TH ST
007	510452	0160	8/23/04	\$436,990	3780	0	8	2004	3	6347	N	N	24913 SE 279TH ST
007	510451	2140	4/30/04	\$435,545	3780	0	8	2004	3	8124	N	N	24603 SE 278TH ST
007	510451	1740	5/25/04	\$421,068	3780	0	8	2004	3	6800	N	N	24618 SE 278TH ST
007	510451	1780	4/8/04	\$415,042	3780	0	8	2004	3	8838	N	N	27724 246TH AV SE
007	510451	1890	4/15/04	\$408,990	3780	0	8	2004	3	7252	N	N	27715 246TH AV SE
007	510451	1910	2/27/04	\$402,672	3780	0	8	2004	3	7889	N	N	27731 246TH AV SE
007	242106	9030	12/16/04	\$470,000	1810	0	9	2001	3	250470	N	N	34854 ENUMCLAW-BLACK DIAMOND RD SE
007	289140	0060	7/26/05	\$456,000	2050	0	9	1999	3	75794	Y	N	25255 SE 356TH ST
007	232106	9039	5/16/03	\$420,000	2250	0	9	1991	3	214315	N	N	25820 SE GREEN VALLEY RD
007	302207	9033	10/28/04	\$479,950	2260	0	9	1990	3	96278	Y	N	28620 SE 258TH ST
007	302207	9042	6/27/05	\$599,950	2440	0	9	2001	3	221720	Y	N	28615 SE 262ND ST
007	302207	9003	11/13/03	\$865,000	2490	2160	9	1982	4	221285	Y	N	28717 SE 262ND ST
007	292207	9022	3/15/05	\$545,500	2830	0	9	1990	3	108900	Y	N	29227 SE 256TH ST
007	510453	2000	7/26/05	\$452,158	2910	0	9	2005	3	6160	N	N	25548 SE 274TH PL
007	510453	1980	9/29/05	\$450,000	2910	0	9	2005	3	5611	N	N	25545 SE 274TH PL
007	302207	9032	5/28/04	\$509,950	2930	0	9	1994	3	96990	N	N	28518 SE 258TH ST
007	362206	9100	10/29/04	\$549,444	2960	0	9	2004	3	32670	N	N	26220 SE 276TH ST
007	362206	9106	11/4/04	\$531,830	2960	0	9	2004	3	36590	N	N	26724 SE 276TH ST
007	362206	9098	5/19/04	\$489,950	2960	0	9	2004	3	46609	N	N	26395 SE 276TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	362206	9096	10/21/04	\$604,666	3120	0	9	2004	3	50965	N	N	26379 SE 276TH ST
007	362206	9124	2/18/04	\$555,950	3120	0	9	2003	3	42689	N	N	26419 273RD PL SE
007	362206	9110	2/20/04	\$576,950	3120	0	9	2003	3	33106	N	N	27558 SE 265TH CT
007	362206	9075	5/1/03	\$551,505	3120	0	9	2003	3	43560	N	N	26759 SE 272ND ST
007	362206	9119	4/5/04	\$540,000	3120	0	9	2003	3	37026	N	N	27557 SE 265TH CT
007	510453	2010	8/4/05	\$473,866	3190	0	9	2005	3	5186	N	N	25540 SE 274TH PL
007	510453	1990	7/14/05	\$468,175	3190	0	9	2005	3	8608	N	N	25553 SE 274TH PL
007	362206	9078	8/26/03	\$570,300	3320	0	9	2003	3	63162	N	N	26715 SE 272ND ST
007	362206	9125	10/1/03	\$561,950	3340	0	9	2003	3	37897	N	N	26427 273RD PL SE
007	716700	0050	7/14/05	\$749,950	3360	0	9	2004	3	188052	N	N	26713 SE 271ST ST
007	362206	9082	7/13/04	\$598,932	3360	0	9	2004	3	27878	N	N	27320 264TH AV SE
007	362206	9117	1/6/04	\$558,950	3360	0	9	2003	3	38333	N	N	27541 265TH CT SE
007	362206	9109	6/10/04	\$561,236	3360	0	9	2004	3	34412	N	N	26608 SE 276TH ST
007	362206	9077	9/23/05	\$675,000	3370	0	9	2003	3	40946	N	N	26741 SE 272ND ST
007	362206	9076	1/7/05	\$625,000	3370	0	9	2003	3	47045	N	N	26732 SE 273RD PL
007	362206	9081	12/18/03	\$532,950	3370	0	9	2003	3	24829	N	N	26426 273RD PL SE
007	362206	9079	8/8/03	\$534,950	3370	0	9	2003	3	45302	N	N	26707 SE 272ND ST
007	362206	9120	2/3/04	\$606,600	3380	0	9	2003	3	36155	N	N	27565 SE 265TH CT
007	362206	9105	11/19/04	\$574,125	3380	0	9	2004	3	71438	N	N	26725 SE 276TH ST
007	362206	9080	9/9/03	\$538,950	3380	0	9	2003	3	26136	N	N	26508 273RD PL SE
007	362206	9086	4/7/04	\$555,950	3380	0	9	2003	3	58806	N	N	27337 264TH AV SE
007	302207	9084	1/15/04	\$761,886	3390	0	9	2003	3	489614	N	N	22826 SE 268TH ST
007	362206	9118	10/2/03	\$559,586	3400	0	9	2003	3	45738	N	N	27549 SE 265TH CT
007	362206	9111	9/21/04	\$633,728	3410	0	9	2004	3	33541	N	N	27540 265TH CT SE
007	362206	9123	12/23/03	\$574,000	3410	0	9	2003	3	43560	N	N	27360 264TH AV SE
007	362206	9084	3/2/04	\$539,450	3410	0	9	2003	3	87556	N	N	27305 264TH AV SE
007	362206	9097	10/12/04	\$544,250	3410	0	9	2004	3	43996	N	N	26387 SE 276TH ST
007	362206	9087	4/22/04	\$543,950	3410	0	9	2004	3	51401	N	N	27359 264TH AV SE
007	362206	9113	4/21/04	\$549,000	3410	0	9	2004	3	43996	N	N	27520 265TH CT SE
007	716700	0060	6/10/05	\$715,000	3410	0	9	2004	3	179419	N	N	26720 SE 271ST ST
007	362206	9085	3/9/04	\$578,124	3410	0	9	2003	3	58806	N	N	27313 264TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	362206	9102	2/24/04	\$537,950	3410	0	9	2003	3	37897	N	N	26615 SE 276TH ST
007	302207	9080	4/15/03	\$699,950	3420	0	9	2002	3	222156	N	N	27909 SE 268TH ST
007	362206	9095	9/24/04	\$615,765	3420	0	9	2004	3	49223	N	N	26371 SE 276TH ST
007	362206	9104	9/14/04	\$579,380	3420	0	9	2004	3	62726	N	N	26711 SE 276TH ST
007	362206	9114	5/26/04	\$565,730	3420	0	9	2004	3	33106	N	N	27521 265TH CT SE
007	362206	9116	2/17/04	\$563,950	3420	0	9	2003	3	42253	N	N	27533 265TH CT SE
007	302207	9081	5/28/03	\$675,000	3440	0	9	2003	3	222156	N	N	28017 SE 268TH ST
007	302207	9085	3/25/03	\$670,118	3490	0	9	2003	3	461736	N	N	28210 SE 268TH ST
007	362206	9108	8/18/04	\$603,650	3570	0	9	2004	3	36155	N	N	26626 SE 276TH ST
007	302207	9093	5/24/05	\$620,000	3580	0	9	2000	3	223898	N	N	26607 292ND AV SE
007	362206	9121	10/6/03	\$534,400	3580	0	9	2003	3	41818	N	N	26418 SE 276TH ST
007	362206	9103	2/1/05	\$759,950	3600	0	9	2004	3	155509	N	N	26627 SE 276TH ST
007	362206	9101	3/3/05	\$729,950	3600	0	9	2004	3	33106	N	N	26521 SE 276TH ST
007	362206	9083	8/16/04	\$691,950	3600	0	9	2004	3	33106	N	N	27308 264TH AV SE
007	362206	9112	7/21/04	\$600,250	3710	0	9	2004	3	34848	N	N	27526 265TH CT SE
007	362206	9107	2/22/05	\$622,000	3710	0	9	2004	3	32670	N	N	26712 SE 276TH ST
007	362206	9099	1/14/05	\$690,982	3770	0	9	2004	3	32670	N	N	26435 SE 276TH ST
007	362206	9122	11/17/03	\$591,000	3770	0	9	2003	3	47480	N	N	27500 264TH AV SE
007	362206	9126	9/19/03	\$584,950	3770	0	9	2003	3	52708	N	N	26721 273RD PL SE
007	884740	0124	3/23/04	\$580,000	3780	0	9	2001	3	209088	Y	N	26215 276TH AV SE
007	302207	9086	9/2/05	\$899,950	4060	0	9	2002	3	360677	N	N	27924 SE 268TH ST
007	302207	9082	9/16/03	\$725,000	4060	0	9	2003	3	222156	N	N	28119 SE 268TH ST
007	716700	0020	12/6/04	\$813,900	4290	0	9	2004	3	175421	N	N	26735 SE 271ST ST
007	362206	9115	8/18/04	\$595,950	4500	0	9	2004	3	32670	N	N	27525 265TH CT SE
007	302207	9049	6/21/04	\$624,500	2390	1820	10	1987	3	206474	Y	N	26032 292ND AV SE
007	716700	0030	11/16/04	\$817,288	3350	0	10	2004	3	183897	N	N	26727 SE 271ST ST
007	716700	0040	9/17/04	\$649,950	3350	0	10	2004	3	199253	N	N	26719 SE 271ST ST
007	716700	0070	12/2/04	\$799,900	4180	0	10	2004	3	187913	N	N	26740 SE 271ST ST

***Improved Sales Removed from this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	012206	9003	5/9/05	\$645,000	OPEN SPACE DESIGN CONTINUED AFTER SALE
001	012206	9010	6/11/03	\$87,400	RELATED PARTY,FRIEND,NEIGHBOR; DOR RATIO
001	012206	9045	7/9/03	\$176,000	NON-REPRESENTATIVE SALE
001	012206	9049	8/19/03	\$147,500	QUIT CLAIM DEED
001	012206	9081	9/19/03	\$405,000	NO MARKET EXPOSURE
001	052207	9011	10/16/03	\$290,000	QUIT CLAIM DEED
001	062207	9003	12/31/03	\$515,000	OPEN SPACE DESIGN CONTD AFTER SALE; OBSOL
001	062207	9058	2/10/03	\$147,500	ESTATE ADMIN,EXECUTOR;NO MKT EXPOSURE
001	062207	9059	7/1/05	\$111,000	DOR RATIO
001	062207	9061	4/13/05	\$460,000	PRESENT IMP CHAR. DO NOT MATCH SALE CHAR.
001	070570	0710	2/17/05	\$240,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	070570	0810	1/11/05	\$240,000	UNFINISHED AREA
001	070570	0900	8/19/04	\$215,000	EXEMPT FROM EXCISE TAX
001	070571	0250	8/31/05	\$250,000	NON-REPRESENTATIVE SALE
001	070571	0320	2/23/04	\$272,000	RELOCATION - SALE TO SERVICE
001	070571	0580	6/11/03	\$263,000	RELOCATION - SALE TO SERVICE
001	070571	0790	8/11/05	\$340,500	RELOCATION - SALE TO SERVICE
001	070571	0920	5/5/05	\$284,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	070573	0180	9/11/03	\$255,000	RELOCATION - SALE TO SERVICE
001	072207	9019	12/3/04	\$30,000	QUIT CLAIM DEED; DIVORCE; DOR RATIO
001	072207	9020	5/2/05	\$3,754	QCD; RELATED PARTY,FRIEND,NBR; DOR RATIO
001	072207	9045	11/15/05	\$251,548	QUIT CLAIM DEED; PARTIAL INTEREST
001	072207	9087	1/7/03	\$171,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	072207	9147	5/17/05	\$175,000	NO MARKET EXPOSURE
001	092206	9080	4/8/03	\$134,400	BANKRUPTCY - RECEIVER OR TRUSTEE
001	102206	9070	3/4/05	\$251,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	102206	9095	10/15/03	\$260,000	MULTI-PARCEL SALE
001	102206	9169	10/13/03	\$150,000	DOR RATIO
001	112206	9042	5/18/04	\$135,500	BANKRUPTCY -RECEIVER/TRUSTEE; PREV IMP<=25K
001	112206	9042	2/20/04	\$120,900	EXEMPT FROM EXCISE TAX; PREV IMP<=25K
001	112206	9057	2/12/04	\$67,000	RELATED PARTY,FRIEND,NEIGHBOR; DOR RATIO
001	112206	9070	5/24/04	\$550,000	IMP COUNT
001	112206	9124	7/31/03	\$154,000	DOR RATIO
001	112206	9171	3/15/05	\$30,000	DOR RATIO
001	122206	9009	1/20/04	\$350,000	PERS MOBILE HOME
001	122206	9018	6/24/04	\$580,000	PRESENT IMP CHAR. DO NOT MATCH SALE CHAR.
001	122206	9022	4/30/03	\$592,000	NO MKT EXPOSURE; RELATED PARTY, FRIEND, NBR
001	122206	9036	5/15/03	\$355,000	IMP COUNT
001	122206	9190	10/29/04	\$810,000	PRESENT IMP CHAR. DO NOT MATCH SALE CHAR.
001	122206	9195	4/19/05	\$313,000	IMP COUNT
001	132206	9002	7/26/04	\$535,000	DEVELOPER SALE
001	132206	9020	6/24/03	\$126,000	QUIT CLAIM DEED; DOR RATIO
001	132206	9029	2/24/03	\$275,000	NO MKT EXPOSURE; IMP. CHAR CHGD SINCE SALE
001	132206	9040	1/25/05	\$270,000	% NET COND; PREV IMP<=25K
001	132206	9131	11/14/05	\$790,000	PERS MOBILE HOME

***Improved Sales Removed from this Annual Update Analysis***

**Area 57**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	142206	9001	6/1/04	\$4,000	DOR RATIO
001	142206	9007	9/10/03	\$269,000	DIAGNOSTIC OUTLIER
001	142206	9043	9/16/05	\$499,500	PRESENT IMP CHAR. DO NOT MATCH SALE CHAR.
001	142206	9069	3/13/03	\$219,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	142206	9119	12/30/03	\$200,000	DOR RATIO; LAND SALE
001	146740	0085	9/15/03	\$62,500	PREV IMP<=25K
001	146740	0177	3/25/05	\$475,000	OBSOLESCENCE
001	147157	0030	12/1/05	\$529,000	RELOCATION - SALE TO SERVICE
001	152206	9080	9/16/03	\$157,000	DOR RATIO
001	162206	9092	9/25/03	\$223,000	NO MKT EXPOSURE; RELATED PARTY, FRIEND, NBR
001	182207	9027	5/1/03	\$252,000	PERS MOBILE HOME
001	208520	0145	2/18/03	\$35,680	NO MARKET EXPOSURE; DOR RATIO
001	208520	0560	4/9/04	\$105,000	DIAGNOSTIC OUTLIER
001	208520	0620	1/20/05	\$100,000	NO MARKET EXPOSURE
001	208520	0910	6/2/05	\$202,923	BANKRUPTCY - RECEIVER OR TRUSTEE
001	232206	9054	6/27/05	\$230,000	GOVERNMENT AGENCY
001	232206	9054	9/8/03	\$113,350	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
001	232206	9081	6/15/05	\$555,000	DIAGNOSTIC OUTLIER
001	232206	9092	3/30/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	232206	9093	5/20/03	\$112,000	% NET COND; PREV IMP<=25K
001	242206	9049	10/15/03	\$450,000	NO MARKET EXPOSURE
001	242206	9080	4/8/04	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	242206	9082	8/14/03	\$109,006	IMP COUNT;QCD;RELATED PARTY,FRIEND;DOR RATO
001	242206	9094	5/15/03	\$188,500	NO MARKET EXPOSURE;NON-REPRESENTATIVE SALE
001	259172	0060	9/22/03	\$435,000	RELOCATION - SALE TO SERVICE
001	259172	0130	10/4/04	\$181,570	QUIT CLAIM DEED; DOR RATIO
001	272206	9080	8/14/03	\$103,000	NO MARKET EXPOSURE; QCD
001	355800	0120	7/8/04	\$65,490	QCD; RELATED PARTY,FRIEND,NBR; DOR RATIO
001	362307	9019	8/27/04	\$125,000	DOR RATIO
001	362307	9020	4/28/05	\$499,950	IMP COUNT
001	362307	9024	6/4/03	\$111,000	PREV IMP<=25K
001	412700	0930	12/27/04	\$5,765,000	MULTI-PARCEL SALE; DOR RATIO
001	439600	0090	1/26/03	\$152,000	NO MARKET EXPOSURE
001	439600	0130	4/5/04	\$175,000	NON-REPRESENTATIVE SALE
001	439600	0390	12/6/04	\$85,330	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO
001	511330	0050	3/23/05	\$1,310	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO
001	512621	0510	8/18/05	\$590,000	PRESENT IMP CHAR. DO NOT MATCH SALE CHAR.
001	512621	0530	4/29/03	\$355,000	NO MKT EXPOSURE; RELATED PARTY, FRIEND, NBR
001	512621	0550	3/24/03	\$410,000	IMP.CHAR CHANGED POST SALE; OPEN SPACE CONT
001	512621	0720	12/18/03	\$505,000	RELOCATION - SALE TO SERVICE
001	639960	0115	3/9/05	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	639960	0115	8/3/05	\$357,700	PRESENT IMP CHAR. DO NOT MATCH SALE CHAR.
001	856730	0130	8/15/03	\$570,000	RELOCATION - SALE TO SERVICE
001	885695	0220	2/5/03	\$218,000	NON-REPRESENTATIVE SALE
001	885697	0320	9/14/04	\$232,000	RELOCATION - SALE TO SERVICE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	885697	0410	7/11/03	\$231,000	RELOCATION - SALE TO SERVICE
001	885697	0610	10/9/03	\$93,287	NON-REPRESENTATIVE SALE; DOR RATIO
001	885764	0100	7/6/04	\$364,950	RELOCATION - SALE TO SERVICE
001	885764	0170	8/2/05	\$494,500	RELOCATION - SALE TO SERVICE
001	885764	0260	4/10/03	\$366,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	885764	0560	4/27/04	\$299,950	% NET CONDITION
001	885764	0590	12/12/05	\$373,000	%COMP; ACTIVE PERMIT BEFORE SALE>25K
001	885764	0600	9/21/05	\$358,674	%COMP; ACTIVE PERMIT BEFORE SALE>25K
001	885764	0810	4/18/03	\$309,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	940715	0170	11/6/03	\$223,300	RELOCATION - SALE TO SERVICE
001	940715	0380	4/21/04	\$108,354	QUIT CLAIM DEED;DOR RATIO
006	032106	9018	11/20/03	\$996,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	032106	9063	7/27/05	\$589,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	042106	9022	11/19/03	\$140,000	LACK OF REPRESENTATION FOR GRADE 3
006	042106	9023	7/7/05	\$400,000	PREV IMP<=25K
006	042106	9031	8/25/05	\$470,000	IMP COUNT
006	042106	9077	9/24/04	\$161,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	042106	9077	10/10/03	\$41,020	NO MARKET EXPOSURE; DOR RATIO
006	053800	0140	9/17/03	\$115,365	QUIT CLAIM DEED; DOR RATIO
006	053800	0170	11/11/03	\$227,500	RELOCATION - SALE TO SERVICE
006	053800	0480	12/8/04	\$274,900	RELOCATION - SALE TO SERVICE
006	156050	0030	6/22/05	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	156050	0050	9/1/05	\$334,000	DIAGNOSTIC OUTLIER
006	162106	9037	9/26/03	\$340,000	IMP COUNT
006	162106	9046	12/30/04	\$177,000	% COMPLETE
006	162106	9046	11/1/05	\$799,000	%COMP; ACTIVE PERMIT BEFORE SALE>25K
006	162106	9054	12/30/04	\$168,500	DOR RATIO
006	202570	1060	4/16/04	\$226,950	RELATED PARTY, FRIEND, OR NEIGHBOR
006	231000	0090	8/4/04	\$102,024	QUIT CLAIM DEED DORRatio
006	231000	0210	8/19/03	\$94,300	QUIT CLAIM DEED DORRatio
006	231000	0290	1/13/03	\$193,000	NON-REPRESENTATIVE SALE
006	231001	0080	6/14/04	\$215,150	RELOCATION - SALE TO SERVICE
006	231001	0240	5/24/04	\$101,362	QUIT CLAIM DEED; PARTIAL INTEREST; DOR RATIO
006	231003	0240	8/29/03	\$86,544	QUIT CLAIM DEED DORRatio
006	231004	0130	9/7/05	\$354,888	RELOCATION - SALE TO SERVICE
006	231004	0170	10/1/04	\$284,900	QUIT CLAIM DEED
006	231004	0250	3/30/04	\$286,500	RELOCATION - SALE TO SERVICE
006	231006	0060	9/10/03	\$188,000	QUIT CLAIM DEED
006	231006	0090	10/17/05	\$302,950	DIAGNOSTIC OUTLIER
006	231006	0140	1/24/05	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	231010	0060	5/28/03	\$252,500	SALE CODED ON WRONG PARCEL
006	231010	0070	9/7/05	\$359,950	RELOCATION - SALE TO SERVICE
006	231010	0140	8/29/03	\$268,680	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	231010	0310	6/9/04	\$287,928	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	231011	0210	9/23/05	\$360,000	%COMP; ACTIVE PERMIT BEFORE SALE>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	231011	0240	8/10/05	\$362,200	%COMP; ACTIVE PERMIT BEFORE SALE>25K
006	231011	0280	11/22/05	\$386,900	%COMP; ACTIVE PERMIT BEFORE SALE>25K
006	231011	0290	9/8/05	\$322,900	%COMP; ACTIVE PERMIT BEFORE SALE>25K
006	231015	0030	8/8/05	\$299,250	NO MARKET EXPOSURE
006	253870	0050	1/24/03	\$11,937	EXEMPT EXCISE TAX; RELATED PARTY;DOR RATIO
006	253870	0050	11/19/04	\$11,000	QCD; RELATED PARTY,FRIEND,NBR; DOR RATIO
006	253880	0110	1/3/03	\$169,000	NON-REPRESENTATIVE SALE
006	253880	0190	9/9/03	\$167,500	NON-REPRESENTATIVE SALE
006	278090	0020	3/22/05	\$297,000	RELOCATION - SALE TO SERVICE
006	278090	0030	12/7/05	\$315,000	DIAGNOSTIC OUTLIER
006	278090	0140	11/30/04	\$264,950	IMP CHAR DOES NOT MATCH SALE CHAR.
006	278110	0020	12/13/05	\$453,272	% COMPLETE
006	278120	0020	11/2/05	\$410,900	% COMPLETE
006	278120	0030	11/10/05	\$413,500	ACTIVE PERMIT BEFORE SALE>25K
006	278125	0200	10/8/04	\$308,900	IMP DATA INCORRECT
006	278125	0270	6/19/05	\$389,700	RELOCATION - SALE TO SERVICE
006	278125	0530	10/16/03	\$172,000	BUILDER OR DEVELOPER SALES
006	278125	0540	10/16/03	\$168,000	BUILDER OR DEVELOPER SALES
006	278125	0690	8/26/03	\$1,034,000	DOR RATIO
006	278125	0910	8/23/05	\$271,900	% COMPLETE
006	278125	0920	10/19/05	\$280,600	% COMPLETE
006	278125	0930	9/28/05	\$270,900	% COMPLETE
006	278125	0980	11/3/05	\$285,000	% COMPLETE
006	278125	0990	9/14/05	\$280,600	% COMPLETE
006	278125	1020	10/7/05	\$285,000	% COMPLETE
006	278125	1240	7/27/05	\$359,600	% COMPLETE
006	278125	1300	8/23/05	\$313,400	% COMPLETE
006	278125	1310	9/20/05	\$352,600	% COMPLETE
006	278125	1320	9/8/05	\$313,400	% COMPLETE
006	278126	0130	8/8/05	\$365,500	% COMPLETE
006	278126	0240	8/25/05	\$396,613	% COMPLETE
006	278126	0250	8/20/05	\$389,500	% COMPLETE
006	278126	0260	9/20/05	\$381,000	% COMPLETE
006	278126	0290	11/28/05	\$379,500	% COMPLETE
006	278126	0570	9/9/05	\$388,000	% COMPLETE
006	278126	0590	9/26/05	\$379,500	% COMPLETE
006	278126	0610	7/18/05	\$393,000	% COMPLETE
006	278126	0640	8/5/05	\$399,000	% COMPLETE
006	278127	0250	8/29/05	\$189,588	% COMPLETE
006	278127	0260	8/24/05	\$225,107	% COMPLETE
006	278127	0270	9/12/05	\$203,131	% COMPLETE
006	278127	0280	9/12/05	\$226,806	% COMPLETE
006	278127	0290	9/14/05	\$196,328	% COMPLETE
006	278127	0300	9/12/05	\$232,123	% COMPLETE
006	278127	0310	9/21/05	\$180,480	% COMPLETE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	278127	0320	9/23/05	\$241,017	% COMPLETE
006	278127	0330	9/29/05	\$199,228	% COMPLETE
006	278127	0340	9/27/05	\$237,858	% COMPLETE
006	278127	0350	9/28/05	\$201,878	% COMPLETE
006	278127	0360	9/27/05	\$188,662	% COMPLETE
006	278127	0370	10/7/05	\$182,783	% COMPLETE
006	278127	0380	10/4/05	\$235,639	% COMPLETE
006	278127	0500	3/2/05	\$197,170	OBSOLESCENCE
006	278127	0610	10/14/05	\$182,589	% COMPLETE
006	278127	0620	10/14/05	\$195,651	% COMPLETE
006	289631	0230	3/8/05	\$443,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	289631	0250	5/12/03	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	289631	0380	7/26/03	\$429,000	NO MARKET EXPOSURE
006	289631	0420	5/1/03	\$391,000	BANKRUPTCY - RECEIVER, TRUSTEE; FORCED SALE
006	332206	9059	12/10/03	\$250,000	GOVERNMENT AGENCY
006	406760	0020	8/27/03	\$418,000	PREV IMP<=25K
006	406760	0030	5/16/03	\$255,000	DOR RATIO
006	406760	0100	6/29/04	\$365,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	406820	0075	7/9/03	\$312,500	DOR RATIO
006	439160	0020	4/17/03	\$425,000	DIAGNOSTIC OUTLIER
006	439220	0175	1/16/03	\$59,000	RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
006	439220	0195	8/12/04	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	615180	0135	6/19/03	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	615180	0165	4/8/03	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	615180	0285	7/2/03	\$530,000	IMPCOUNT; ESTATEADMIN; IMPCHAR CHG SINCE SALE
006	615180	0573	8/5/04	\$120,000	QUIT CLAIM DEED
006	615180	0574	10/5/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	615180	0607	2/4/03	\$168,500	RELOCATION - SALE TO SERVICE
006	615180	0645	1/30/03	\$199,950	IMP. CHAR CHANGED SINCE SALE; DOR RATIO
006	669993	0010	9/18/03	\$233,950	CORPORATE AFFILIATES
006	669993	0390	5/7/04	\$296,925	CURRENT AV DOES NOT MATCH CURRENT DATA
006	669993	0430	5/19/04	\$314,986	CURRENT AV DOES NOT MATCH CURRENT DATA
006	679140	0160	10/29/03	\$190,000	FULL PRICE NOT REPORTED; NO MKT EXPOSURE
006	679140	1010	8/25/03	\$45,891	QUIT CLAIM DEED; DOR RATIO
006	681795	0260	8/15/05	\$228,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	729980	0030	9/10/03	\$200,000	DOR RATIO
006	729980	0050	4/6/04	\$195,000	DOR RATIO
006	729980	0060	11/12/03	\$195,000	DOR RATIO
006	729980	0070	7/22/04	\$199,284	DOR RATIO
006	729980	0080	8/21/03	\$200,000	DOR RATIO
006	729980	0090	5/5/03	\$200,000	DOR RATIO
006	729980	0110	6/3/03	\$188,000	DOR RATIO
006	729980	0120	3/27/03	\$195,000	DOR RATIO
006	729980	0160	7/1/04	\$225,000	DOR RATIO
006	729980	0180	6/15/04	\$200,000	DOR RATIO

***Improved Sales Removed from this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	729980	0190	7/2/04	\$195,000	IMP COUNT; DOR RATIO
006	729980	0200	11/13/03	\$200,000	DOR RATIO
006	729980	0210	5/22/03	\$202,000	DOR RATIO
006	729980	0230	3/9/04	\$789,900	IMP COUNT
006	729980	0230	2/26/03	\$180,000	IMP COUNT; DOR RATIO
006	729980	0240	1/17/03	\$190,000	DOR RATIO
006	729980	0250	3/17/03	\$200,000	DOR RATIO
006	729980	0260	1/7/04	\$235,000	DOR RATIO
006	729980	0270	1/15/03	\$178,000	DOR RATIO
006	729980	0280	6/12/03	\$220,000	DOR RATIO
006	729980	0300	8/31/05	\$859,950	%COMP; ACTIVE PERMIT BEFORE SALE>25K
006	729980	0310	11/2/05	\$751,110	%COMP; ACTIVE PERMIT BEFORE SALE>25K
006	729980	0310	10/15/04	\$200,000	% COMPLETE; DOR RATIO
006	729980	0320	2/19/04	\$245,284	DOR RATIO
006	729980	0340	12/12/03	\$256,684	DOR RATIO
006	729980	0360	8/30/04	\$300,000	DOR RATIO; LAND SALE
006	729980	0360	5/14/04	\$230,000	DOR RATIO; LAND SALE
006	729980	0370	1/2/04	\$200,000	DOR RATIO
006	743710	0290	11/19/05	\$319,900	RELOCATION - SALE TO SERVICE
006	743710	0590	10/5/03	\$225,000	RELOCATION - SALE TO SERVICE
006	757400	0110	10/8/03	\$132,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
006	757420	0150	3/7/03	\$250,000	IMP. CHAR CHANGED SINCE SALE; OBSOL
006	770143	0170	4/21/04	\$120,796	DOR RATIO
006	770143	0330	6/19/03	\$250,000	FORCED SALE; DIVORCE
006	928380	0110	7/1/04	\$295,000	NON-REPRESENTATIVE SALE
006	928380	0115	8/28/03	\$185,000	PLOTTAGE; % COMP; DOR RATIO
006	928380	0165	3/24/04	\$400,000	IMP COUNT;PARTIAL INTEREST
006	928380	0225	12/17/03	\$239,000	% COMPLETE; DOR RATIO
006	928380	0225	6/11/03	\$157,000	RELATED PARTY;% COMP; DOR RATIO
006	928380	0265	8/12/03	\$208,000	PARTIAL INTEREST; RESIDUAL SALES; DOR RATIO
006	928380	0265	8/12/03	\$207,000	PARTIAL INTEREST; RESIDUAL SALES; DOR RATIO
006	928380	0295	5/11/05	\$395,000	TEAR DOWN
006	928380	0295	9/21/04	\$395,000	DIVORCE
007	084400	0180	4/28/04	\$192,000	OBSOLESCENCE
007	084400	0245	11/22/04	\$149,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	084400	0335	10/25/05	\$122,000	POSSIBLE LAND SALE
007	084400	0545	8/19/05	\$265,000	PRESENT IMP CHAR. DO NOT MATCH SALE CHAR.
007	084400	0575	11/16/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	084400	1140	7/28/05	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	084400	1155	3/28/03	\$144,000	DIAGNOSTIC OUTLIER
007	084400	1215	4/27/04	\$282,000	OBSOLESCENCE
007	084400	1270	6/28/04	\$179,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	084400	1275	6/2/04	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	122106	9028	7/21/04	\$250,000	ESTATE ADMIN, EXEC;RELATED PARTY,FRIEND,NBR
007	132106	9036	4/18/03	\$150,000	NO MKT EXPOSURE; PART INTEREST; DOR RATIO

**Improved Sales Removed from this Annual Update Analysis**

**Area 57**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	142106	9033	6/6/05	\$105,000	PREV IMP<=25K
007	142106	9072	6/4/04	\$157,500	QUIT CLAIM DEED; PARTIAL INTEREST
007	142106	9106	3/31/05	\$305,000	UNFINISHED AREA
007	142106	9106	2/10/03	\$225,000	ESTATE ADMIN, GUARDIAN, EXECUTOR; UNFIN AREA
007	142106	9122	6/13/05	\$180,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	142106	9137	9/25/03	\$75,000	DOR RATIO
007	142106	9173	10/13/04	\$120,000	CHAR. CHANGED SINCE SALE; BAD DATA
007	152106	9040	5/26/04	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	152106	9047	6/24/05	\$2,400,000	PREV IMP<=25K; DOR RATIO
007	152106	9071	3/19/04	\$163,200	OBSOLESCENCE
007	152106	9095	7/11/03	\$210,000	NO MKT EXPOSURE; RELATED PARTY, FRIEND, NBR
007	202550	0035	7/28/04	\$23,749	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
007	202560	0080	9/26/03	\$225,000	NO MARKET EXPOSURE
007	202560	0210	7/29/05	\$231,171	OBSOLESCENCE
007	202560	0210	10/29/05	\$279,900	BANKRUPTCY - RECEIVER OR TRUSTEE; OBSOL
007	202650	0020	9/5/03	\$187,500	NON-REPRESENTATIVE SALE
007	202650	0080	11/10/05	\$200,000	OBSOLESCENCE
007	222106	9022	4/28/05	\$155,200	% NET COND; PREV IMP<=25K
007	222106	9022	4/29/05	\$38,800	% NET CONDITION; PREV IMP<=25K; DOR RATIO
007	232106	9027	12/1/04	\$151,634	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
007	232106	9031	11/19/03	\$62,000	NO MKT EXPOSURE; PART INTEREST; DOR RATIO
007	242106	9023	10/20/03	\$105,000	NO MARKET EXPOSURE; %COMP; DOR RATIO
007	252206	9067	1/8/04	\$385,000	IMP COUNT
007	252206	9134	5/24/04	\$110,000	DOR RATIO
007	262106	9046	3/17/03	\$400,000	IMP COUNT
007	289140	0180	5/9/05	\$210,500	%COMP; ACTIVE PERMIT BEFORE SALE>25K
007	289140	0190	12/1/04	\$130,000	NO MARKET EXPOSURE
007	289140	0310	12/5/05	\$715,000	%COMP; ACTIVE PERMIT BEFORE SALE>25K
007	289140	0310	10/28/04	\$132,000	% COMPLETE; DOR RATIO
007	289140	0400	8/17/05	\$225,000	IMP COUNT
007	289140	0438	7/28/04	\$283,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	302207	9045	11/12/03	\$100,000	MULTI-PARCEL SALE; % COMP; DOR RATIO
007	302207	9096	10/7/04	\$755,000	IMP COUNT
007	362206	9023	7/21/04	\$90,000	NO MARKET EXPOSURE
007	362206	9028	8/30/04	\$150,000	UNFINISHED AREA
007	362206	9034	5/1/04	\$70,000	ESTATE ADMIN, GUARDIAN, EXECUTOR; DOR RATIO
007	362206	9034	7/21/05	\$224,000	IMP CHAR. DO NOT MATCH SALE CHAR
007	362206	9034	5/4/04	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	362206	9040	3/25/05	\$178,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	362206	9077	6/18/03	\$476,990	NON-REPRESENTATIVE SALE
007	362206	9091	7/5/05	\$830,896	%COMP; ACTIVE PERMIT BEFORE SALE>25K
007	362206	9091	5/28/04	\$242,500	% COMPLETE; DOR RATIO
007	362206	9092	12/27/05	\$836,816	%COMP; ACTIVE PERMIT BEFORE SALE>25K
007	362206	9092	6/11/04	\$242,500	% COMPLETE; DOR RATIO
007	362206	9125	10/4/05	\$690,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	408080	0170	11/28/03	\$45,000	CONTRACT/CASH SALE; RELATED PARTY, FRIEND, NBR
007	423340	0450	10/6/04	\$254,900	CHAR. CHANGED SINCE SALE
007	423340	0500	10/7/03	\$80,000	NO MARKET EXPOSURE; UNFIN AREA; DOR RATIO
007	510451	0490	6/14/05	\$294,950	RELOCATION - SALE TO SERVICE
007	510451	0740	10/22/03	\$294,500	RELOCATION - SALE TO SERVICE
007	510451	0950	8/16/04	\$350,450	RELOCATION - SALE TO SERVICE
007	510451	1110	6/8/05	\$398,000	PREV IMP<=25K; DOR RATIO
007	510451	1220	7/24/04	\$405,000	RELOCATION - SALE TO SERVICE
007	510451	1280	4/20/04	\$387,500	RELOCATION - SALE TO SERVICE
007	510451	1410	5/24/05	\$485,000	RELOCATION - SALE TO SERVICE
007	510451	1610	1/21/04	\$413,900	RELOCATION - SALE TO SERVICE
007	510451	2190	9/7/05	\$528,000	IMP CHAR. DO NOT MATCH SALE CHAR.
007	510451	2190	7/2/04	\$486,508	IMP CHAR. DO NOT MATCH SALE CHAR.
007	510452	0390	12/5/05	\$387,000	RELOCATION - SALE TO SERVICE
007	510452	0550	12/22/05	\$188,231	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
007	510452	0630	11/29/05	\$390,000	RELOCATION - SALE TO SERVICE
007	510453	0050	10/27/05	\$400,969	PREV IMP<=25K; DOR RATIO
007	510453	0060	9/21/05	\$409,599	PREV IMP<=25K; DOR RATIO
007	510453	0070	11/9/05	\$392,656	PREV IMP<=25K; DOR RATIO
007	510453	0080	10/17/05	\$374,523	PREV IMP<=25K; DOR RATIO
007	510453	0780	9/29/05	\$384,990	% COMPLETE
007	510453	0790	9/2/05	\$394,213	% COMPLETE
007	510453	0800	8/17/05	\$366,576	% COMPLETE
007	510453	0810	9/12/05	\$390,422	% COMPLETE
007	510453	0820	7/25/05	\$382,117	% COMPLETE
007	510453	0830	7/25/05	\$401,876	%COMP; ACTIVE PERMIT BEFORE SALE>25K
007	510453	0860	10/17/05	\$392,556	PREV IMP<=25K; DOR RATIO
007	510453	0870	11/17/05	\$395,083	PREV IMP<=25K; DOR RATIO
007	510453	0880	10/31/05	\$427,183	PREV IMP<=25K; DOR RATIO
007	510453	0890	11/8/05	\$405,875	PREV IMP<=25K; DOR RATIO
007	510453	0900	12/6/05	\$365,950	NON-REP SALE; PREV IMP<=25K; DOR RATIO
007	510453	0930	12/8/05	\$404,226	PREV IMP<=25K; DOR RATIO
007	510453	1040	12/13/05	\$396,753	PREV IMP<=25K; DOR RATIO
007	510453	1050	12/27/05	\$374,942	PREV IMP<=25K; DOR RATIO
007	510453	1940	11/18/05	\$474,977	PREV IMP<=25K; DOR RATIO
007	510453	1950	10/28/05	\$505,002	PREV IMP<=25K; DOR RATIO
007	510453	1960	10/27/05	\$466,625	PREV IMP<=25K; DOR RATIO
007	510453	1970	10/20/05	\$449,818	PREV IMP<=25K; DOR RATIO
007	510453	2020	9/14/05	\$478,883	PREV IMP<=25K; DOR RATIO
007	510453	2030	11/16/05	\$509,862	PREV IMP<=25K; DOR RATIO
007	510453	2040	11/29/05	\$456,631	PREV IMP<=25K; DOR RATIO
007	510453	2050	11/14/05	\$543,171	PREV IMP<=25K; DOR RATIO
007	510453	2060	10/25/05	\$508,686	PREV IMP<=25K; DOR RATIO
007	510454	0010	12/7/05	\$528,425	PREV IMP<=25K; DOR RATIO
007	510454	0020	12/13/05	\$533,914	PREV IMP<=25K; DOR RATIO

***Improved Sales Removed from this Annual Update Analysis***  
**Area 57**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	510454	0030	12/20/05	\$517,820	PREV IMP<=25K; DOR RATIO
007	563601	0150	3/5/03	\$3,300	EASEMENT OR RIGHT-OF-WAY; DOR RATIO
007	564360	0060	9/7/04	\$275,000	IMP COUNT
007	564360	0095	7/27/05	\$220,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	564360	0160	2/27/03	\$54,000	ESTATE ADMIN,GUARDIAN,EXECUTOR;MH;DOR RATIO
007	564360	0300	12/29/03	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	564360	0305	4/2/03	\$160,000	OBSOLESCENCE
007	564360	0351	12/2/03	\$228,643	UNFINISHED AREA
007	729950	0050	3/23/04	\$161,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	729950	0080	6/6/03	\$79,753	QUIT CLAIM DEED; DOR RATIO
007	810000	0080	12/2/03	\$170,000	IMP.CHAR CHGD SINCE SALE;COSTS AFFECT PRICE
007	884740	0120	3/24/04	\$137,500	% COMPLETE; PREV IMP<=25K

**Vacant Sales Used in this Annual Update Analysis**  
**Area 57**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	052207	9020	2/25/04	\$215,000	435,600	Y	N
1	072207	9006	5/26/05	\$230,000	74,923	N	N
1	072207	9022	1/6/03	\$196,000	218,089	N	N
1	072207	9036	5/26/05	\$230,000	67,953	N	N
1	072207	9055	4/27/05	\$155,000	208,652	N	N
1	102206	9005	9/4/03	\$150,000	163,786	N	N
1	102206	9166	8/11/05	\$250,000	304,921	N	N
1	102206	9182	9/4/03	\$150,000	182,952	N	N
1	102206	9190	10/20/04	\$150,000	198,634	N	N
1	102206	9193	2/26/03	\$158,000	43,568	N	N
1	112206	9128	8/15/05	\$200,000	43,560	Y	N
1	142206	9091	11/25/03	\$132,650	217,906	N	Y
1	142206	9107	7/19/05	\$300,000	136,343	N	N
1	142206	9108	6/16/04	\$250,000	131,551	N	N
1	142206	9109	9/24/04	\$250,000	125,453	N	N
1	142206	9115	4/25/05	\$265,000	148,975	N	N
1	142206	9120	4/29/05	\$215,000	81,457	N	N
1	142206	9122	3/29/05	\$280,000	129,373	N	N
1	142206	9123	3/25/05	\$278,000	82,328	N	N
1	142206	9124	5/28/04	\$260,000	102,366	N	N
1	146740	0080	7/11/05	\$53,000	25,480	Y	Y
1	152206	9059	2/18/03	\$25,900	48,351	N	N
1	152206	9111	4/20/03	\$100,000	261,360	N	N
1	156093	0416	5/6/04	\$265,000	303,613	N	N
1	182207	9069	9/7/05	\$235,000	220,413	N	N
1	242206	9045	3/14/03	\$205,000	376,794	N	N
1	242206	9110	2/22/05	\$295,000	541,886	N	N
1	312308	9017	6/10/04	\$70,000	104,979	N	N
1	312308	9025	6/2/04	\$73,150	198,198	N	N
1	803400	0141	4/8/04	\$95,400	37,126	Y	N
1	885764	0290	6/12/03	\$95,000	7,556	N	N
6	092106	9030	6/17/04	\$190,000	267,894	N	N
6	092106	9031	9/10/04	\$225,000	221,284	N	N
6	102106	9066	12/28/04	\$230,000	13,352	Y	Y
6	153100	0090	2/1/03	\$157,500	40,859	N	N
6	153100	0100	3/26/03	\$135,000	46,137	N	N
6	153100	0130	3/26/03	\$150,000	34,808	N	N
6	162106	9043	6/27/05	\$205,000	74,923	N	N
6	231004	0180	3/28/05	\$96,950	5,985	N	N
6	342206	9033	8/19/04	\$145,000	151,588	N	N
6	439220	0055	7/7/04	\$172,000	12,155	Y	Y
6	729980	0010	6/10/03	\$185,000	69,538	N	N
6	729980	0020	1/12/04	\$190,000	70,524	N	N
6	729980	0040	2/23/04	\$200,000	97,941	N	N
6	729980	0130	2/23/04	\$185,000	88,366	N	N
6	729980	0140	1/7/03	\$173,910	101,783	N	N

***Vacant Sales Used in this Annual Update Analysis***  
**Area 57**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
6	729980	0170	2/17/05	\$233,408	84,738	N	N
6	729980	0220	7/23/03	\$205,000	104,507	N	N
7	072107	9043	3/3/03	\$350,000	871,200	Y	N
7	142106	9182	5/23/05	\$107,800	32,060	Y	N
7	242106	9037	6/3/05	\$202,000	274,428	N	N
7	252206	9134	5/10/04	\$80,000	19,950	N	N
7	302207	9009	6/1/03	\$325,000	916,502	N	N
7	302207	9019	6/10/05	\$125,000	133,291	Y	N
7	302207	9041	6/1/05	\$165,000	221,285	N	N
7	302207	9090	3/21/05	\$105,000	270,072	N	N
7	362206	9093	1/21/05	\$260,000	173,804	N	N
7	362206	9093	10/14/05	\$327,200	173,804	N	N
7	362206	9131	8/4/05	\$120,000	27,878	N	N
7	408080	0035	11/11/05	\$55,000	12,000	Y	Y
7	510454	0560	9/2/05	\$195,000	10,703	Y	N
7	884740	0055	5/23/05	\$95,000	213,880	N	N
7	884740	0065	10/12/04	\$120,000	214,315	N	N

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	012206	9048	12/11/03	\$25,000	NO MARKET EXPOSURE
1	022206	9088	10/10/05	\$14,608	MULTI-PARCEL SALE
1	122206	9050	7/30/03	\$54,950	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, NBR
1	142206	9004	3/5/04	\$148,000	BUILDER DEVELOPER SALE; LAND SALES
1	142206	9007	1/12/05	\$71,029	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
1	142206	9015	12/21/04	\$350,000	SEG AFTER SALE; ESTATE ADMIN, EXECUTOR
1	142206	9111	9/24/04	\$62,200	BUILDER SALE
1	142206	9112	6/8/04	\$95,000	NO MARKET EXPOSURE
1	142206	9118	1/29/04	\$89,080	NO MARKET EXPOSURE
1	142206	9120	10/20/05	\$711,800	IMPROVED SALE
1	142206	9124	6/24/05	\$1,064,616	DEVELOPER SALE
1	146540	0034	10/14/04	\$4,018	DOR RATIO
1	152206	9003	6/2/05	\$50,558	FORECLOSURE
1	152206	9122	6/13/05	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	232206	9085	2/7/05	\$25,000	NO MARKET EXPOSURE
1	232206	9132	3/6/03	\$50,000	MULTI-PARCEL SALE
1	242206	9127	3/26/03	\$135,000	NO MARKET EXPOSURE
1	439600	0540	2/4/04	\$6,000	NON PERC LOT
1	510540	0130	3/26/04	\$250,000	MULTI-PARCEL SALE
1	510540	0155	7/5/05	\$20,000	DOR RATIO
1	511440	0060	9/17/03	\$15,000	FORCED SALE
1	512621	0330	1/6/03	\$120,000	NON-REPRESENTATIVE SALE
6	032106	9007	4/25/05	\$2,558	DOR RATIO
6	042106	9078	11/17/04	\$2,200	QUIT CLAIM DEED
6	102106	9030	10/8/03	\$15,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	332206	9060	10/6/04	\$200,000	NO MARKET EXPOSURE; TRADE
6	332206	9060	8/22/05	\$1,100,000	CORP. AFFILIATES; BUILDER/DEVELOPER SALES
6	332206	9072	9/15/04	\$420,000	DEVELOPER SALE
6	439220	0055	6/1/04	\$25,000	QUIT CLAIM DEED
6	669993	0620	12/17/04	\$285,315	DEVELOPER SALE
6	669993	0620	2/18/05	\$327,543	DEVELOPER SALE
6	729980	0100	2/12/04	\$372,000	BUILDER OR DEVELOPER SALES
6	729981	0010	11/22/05	\$275,000	NEW PLAT; NO AV
6	729981	0070	12/27/05	\$325,000	NO DATA ON PARCEL; NO AV
6	729981	0130	11/8/05	\$305,000	NEW PLAT; NO AV
6	729981	0140	11/21/05	\$295,000	NEW PLAT; NO AV
6	743710	1250	9/19/05	\$900,000	DEVELOPER SALE
6	743710	1250	10/13/05	\$3,132,000	DEVELOPER SALE
7	072107	9008	4/11/03	\$697,500	NO MARKET EXPOSURE; GOV. AGENCY
7	072107	9047	5/9/05	\$43,008	QUIT CLAIM DEED
7	122106	9084	5/17/04	\$10,000	DOR RATIO
7	142106	9161	10/18/05	\$14,000	DOR RATIO
7	232106	9018	1/2/04	\$185,000	MULTI-PARCEL SALE
7	362206	9089	12/18/03	\$245,000	CORPORATE AFFILIATES
7	362206	9094	1/21/05	\$265,000	DEVELOPER SALE
7	408080	0025	5/23/03	\$32,000	ESTATE ADMIN, EXECUTOR; NO MARKET EXPOSURE
7	510453	1120	12/5/05	\$811,592	IMP SALES
7	510453	1290	12/2/05	\$599,050	IMP SALES

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	510453	1310	12/13/05	\$649,950	IMP SALES
7	884740	0035	12/6/05	\$80,000	PARCEL DATA INCORRECT
7	884740	0159	9/16/04	\$33,500	PARTIAL TENANCY



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr